

\$535,000 - 3404 Erlanger Bend, Edmonton

MLS® #E4442985

\$535,000

4 Bedroom, 3.50 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Beautifully updated and newly painted home in the desirable community of Edgemont!

Situated on a large corner lot, this property has 4 bedrooms, 3.5 baths, 2 kitchens, 2 living rooms, 2 laundry areas, and a separate entrance-perfect for extended family or future suite potential. Step inside to discover a bright, open-concept main floor with 9-foot ceilings and plenty of natural light. Cozy living room features a sleek electric fireplace, while the modern kitchen is equipped with quartz countertops and a centre island. Generous dining area easily accommodates a large table—and even has room for a second sitting area. Upstairs, the primary suite includes a walk-in closet and a spa-inspired ensuite with double sinks and a private water closet. 2 additional bdrms, a full bath, and convenient upper-floor laundry complete the level. Basement offers even more flexibility with a 4th bedroom, full bathroom, second kitchen, and living room. Double garage, great parking, located close to schools and all amenities.

Built in 2020

Essential Information

MLS® # E4442985

Price \$535,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,730
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3404 Erlanger Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J6

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Front Porch, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Thornccliffe Good Shepherd
Middle	Parkview HE Beriault
High	Ross Sheppard

Additional Information

Date Listed	June 18th, 2025
Days on Market	35
Zoning	Zone 57

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Listing information last updated on July 23rd, 2025 at 1:02am MDT