

## \$550,000 - 1765 Erker Way, Edmonton

MLS® #E4431530

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,903 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to your open-concept main floor featuring 9' ceilings and a double attached garage. The highly functional kitchen boasts quartz countertops, a peninsula island, a tiled backsplash, a hood fan, ample cabinets with soft-close doors and drawers, a spacious walk-through pantry, and upgraded stainless appliances. The main floor includes a great room with an electric fireplace, a mudroom, and a convenient 2-piece bathroom. Upstairs, you'll find a bright primary suite with a walk-in closet and a 5-piece ensuite bathroom. Additionally, there is a bonus room, a 4-piece bathroom, a laundry room, and 2 more bedrooms. This home has rough plumbing already installed in the unfinished basement. Conveniently located close to all amenities and featuring easy access to the Anthony Henday.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431530  |
| Price          | \$550,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,903     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2023                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1765 Erker Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0Z6             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Smoking Home |
| Parking Spaces | 6   |
| Parking        | Double Garage Attached                          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 15

Zoning Zone 57

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Listing information last updated on May 2nd, 2025 at 2:02pm MDT