

## \$489,900 - 1407 Erker Crescent, Edmonton

MLS® #E4431595

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,490 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

You have been searching for a home that is BETTER THAN NEW, and this EXCEPTIONAL, FORMER SHOWHOME with DOUBLE ATTACHED GARAGE & CENTRAL AC is the one! A SUPERIOR LOW MAINTENANCE EXTERIOR guides you inside. You will immediately notice the BRIGHT ENTRANCE and CAREFULLY CURATED, UPSCALE FINISHES. PLANK FLOORING leads to the WALK IN PANTRY, with easy access to the STUNNING CHEFâ€™S KITCHEN. Indulge in culinary delights with the GALLERY INDUCTION RANGE, TIMELESS WHITE CABINETRY that MEETS THE CEILING, plus EXPANSIVE QUARTZ ISLAND with UNDERMOUNT SINK. The KITCHEN opens to the DINING that is ready for a holiday event or casual dinner. Live in comfort in the LUXURIOUS PRIMARY SUITE with 2 CUSTOM CLOSETS & 5 PC ENSUITE. The 2ND & 3RD BDRMS are NEXT TO THE MAIN BATH. Enjoy EXTRA CASH, EVERY MONTH with the PAID IN FULL SOLAR PANELS. A POTENTIAL SIDE ENTRANCE has access to the unspoiled and SPACIOUS BASEMENT. A SOLID DECK overlooks the FULLY FENCED, LANDSCAPED YARD! Easy access to everything, A FANTASTIC FIND!

Built in 2019



## Essential Information

MLS® #	E4431595
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

## Community Information

Address	1407 Erker Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J4

## Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Smart/Program. Thermostat, See Remarks, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, See Remarks, Stove-Induction, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes

Basement	Full, Unfinished
<b>Exterior</b>	
Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	2
Zoning	Zone 57

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