

\$615,000 - 1758 Erker Way, Edmonton

MLS® #E4455816

\$615,000

4 Bedroom, 2.50 Bathroom, 1,609 sqft
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this spacious and versatile home offering comfort, functionality and income potential. The main floor boasts 3 bedrooms, 2.5 baths, plus a versatile den-perfect for a home office, playroom or quiet reading nook. An inviting open lay-out flows seamlessly into the dining area and kitchen, leading out to your deck, ideal for summer evenings and backyard gatherings. Downstairs, you will find a fully set up basement suite, giving you the opportunity to generate rental income. Outside, the double garage provides secure parking or extra storage. This home is truly move-in ready and has something for everyone-whether you are looking for family-friendly space, rental potential or both!

Built in 2023

Essential Information

MLS® #	E4455816
Price	\$615,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	2023



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1758 Erker Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Z6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 3rd, 2025
Days on Market	78
Zoning	Zone 57

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