

\$525,000 - 3323 Erlanger Bend, Edmonton

MLS® #E4466205

\$525,000

3 Bedroom, 2.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Better than new! This is a lovely home built by City Homes Master Builder. The large kitchen is at the heart of the home & overlooks the back yard & the living areas. The kitchen features a beautiful tiled backsplash, an good sized island with an eating bar, stainless appliances, quartz countertops, an undermount sink, ample lighting and a pantry closet. The living, dining & kitchen areas have easy care luxury vinyl plank flooring as does the flex room that is just off the kitchen. Upstairs is the spacious primary suite, with a large walk-in closet, a 5-piece ensuite, that includes a stand alone soaker tub, twin sinks and full sized walk-in shower. The second level also includes 2 additional generous-sized bedrooms and a full 4 pce bathroom with a convenient upstairs laundry. Basement is unfinished, with extra height ceiling space, for future development. Front and back landscaping has been completed. Close to all amenities, parks, schools, and easy access to the Henday.

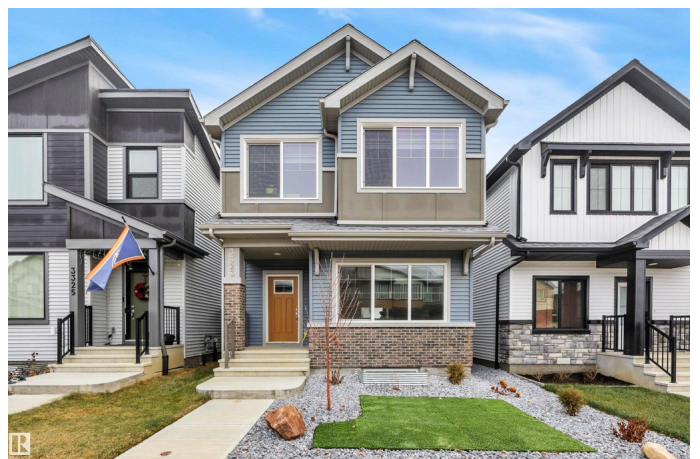
Built in 2024

Essential Information

MLS® # E4466205

Price \$525,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,643
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3323 Erlanger Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3A6

Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Landscaped, Not Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 19th, 2025

Zoning Zone 57

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