

## **\$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 | 10               |
| Zoning         | Zone 57          |

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Listing information last updated on April 28th, 2025 at 4:32am MDT