

## \$519,000 - 1371 Erker Crescent, Edmonton

MLS® #E4449235

**\$519,000**

4 Bedroom, 3.50 Bathroom, 1,521 sqft

Single Family on 0.00 Acres

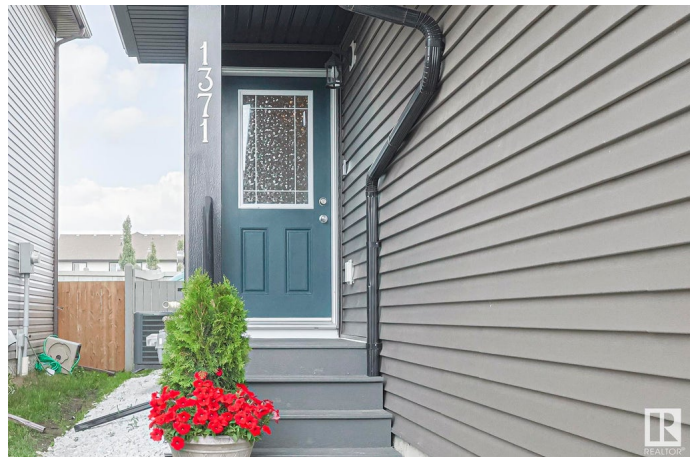
Edgemont (Edmonton), Edmonton, AB

Motivated Sellers Offering This 5 Year New-Air Conditioned 4 Bed 4 Bath Duplex in Edgemont! With Over 2100 Sq Ft Fully Developed, There is Plenty of Room For Your Expanding Family. The Main Floor Has an Expansive Open Concept Floor Plan With a Large Foyer and Laundry Room With Extra Storage. The Upper Level Enjoys 2 Spacious Bedrooms, a Very Usable Office Space and a Large Primary with a 4 Pce Ensuite. The Fully Developed Lower Level Boast The 4th Bedroom, an Expansive Rec Area, a Functional Bar Space and an Additional 4 Pce Bathroom. Bonus Storage Spaces Under The Stairs and Utility Room. Enjoy Lower Electricity Bills With The Brand New Solar Power System. You'll Enjoy The Fenced Back Yard With a Composite Deck and New Landscape Blocked Fire Pit Area. The Double Attached Garaged is Drywalled and Taped. A Turn-Key Very Well Maintained Home! - Well Worth a Look!

Built in 2019

### Essential Information

MLS® #	E4449235
Price	\$519,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,521
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1371 Erker Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J4

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
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, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	8
Zoning	Zone 57

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Listing information last updated on July 31st, 2025 at 7:17am MDT