

## \$582,797 - 3375 Erlanger Bend Bend, Edmonton

MLS® #E4452279

**\$582,797**

4 Bedroom, 3.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

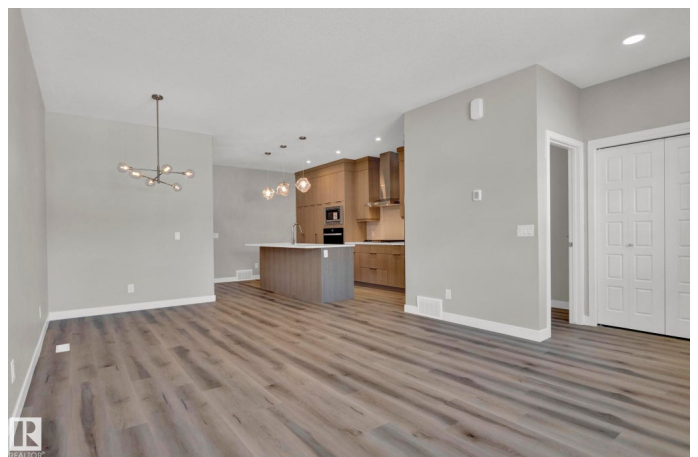
Welcome to The Asher, a BRAND NEW laned home on a CORNER LOT in the highly desirable Edgemont community ready for IMMEDIATE Possession. Enjoy extra windows, nearby commercial amenities, scenic trails in Wedgewood Ravine, and walkable access to a future K-9 public school. With quick access to Anthony Henday and Whitemud Drive, commuting is a breeze. This thoughtfully designed 3-bedroom, 2.5-bath home blends style and functionality with a main FLEX ROOM, upstairs BONUS ROOM and an open concept layout ideal for modern living. The gourmet kitchen offers BUILT IN appliances, full height cabinets, chimney style hoodfan, gas cooktop and high end finishes throughout. An enclosed separate entrance leading to a one bedroom legal basement suite perfect for rental income or extended family. Upstairs, you'll find convenient access to the laundry room and the primary suite that includes a dual vanity and a spacious walk in closet. Until the end of August this home comes with FREE DETACHED GARAGE!

Built in 2025

### Essential Information

MLS® # E4452279

Price \$582,797



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,650                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3375 Erlanger Bend Bend |
| Area        | Edmonton                |
| Subdivision | Edgemont (Edmonton)     |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6M 3A6                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 10th, 2025

Days on Market                7

Zoning                            Zone 57

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Listing information last updated on August 17th, 2025 at 7:47pm MDT