Courtesy Of Stacy McIntyre Of Liv Real Estate

$500,000 - 3396 Erlanger Bend, Edmonton

MLS® #E4460365

$500,000
3 Bedroom, 3.00 Bathroom, 1,705 sqft
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This chic and practical home spans 1,705 square feet and includes 3 bedrooms and 2.5 bathrooms, all set within a landscaped yard and featuring a double detached garage. Nestled in the sought-after Edgemont community on Edmonton's Westside, this family-friendly neighborhood boasts ravines, ponds, and scenic walking trails. As you step inside, you're greeted by soaring 10' & 11' ceilings in the foyer and living room, complemented by elegant spindle railing throughout. The main floor showcases stylish Luxury Vinyl Plank flooring and a contemporary electric fireplace, while the rear kitchen, equipped with a chimney hood fan, basks in abundant natural light. The kitchen and upstairs bathrooms feature stunning white quartz countertops. Plus, enjoy the convenience of SMART home technology. Just one block away is the community park, and the fully funded K-9 public school is just a few blocks from your doorstep.

Built in 2020

Essential Information

MLS® #	E4460365
Price	$500,000
Bedrooms	3
Bathrooms	3.00

Full Baths	3
Square Footage	1,705
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3396 Erlanger Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J5

Amenities

Amenities	On Street Parking, Deck, Front Porch, Hot Water Electric, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	14
Zoning	Zone 57

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