

## \$499,910 - 1371 Erker Crescent, Edmonton

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MLS® #E4449235

**\$499,910**

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     | \$499,910 |
| 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 | 104             |
| Zoning         | Zone 57         |

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Listing information last updated on November 4th, 2025 at 1:17pm MST