

\$508,157 - 3304 Erlanger Bend Bend, Edmonton

MLS® #E4430490

\$508,157

3 Bedroom, 2.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to The Birch, a BRAND NEW duplex located in the sought-after Edgemont community ready for IMMEDIATE Possession. Situated near Wedgewood Ravine with walking trails, close to commercial businesses and walking distance to a future K-9 Public school. Boasting 3 bedrooms, 2.5 bathrooms, a DOUBLE car garage and a main floor office space, this home is designed for modern living. The CORNER LOT offers extra windows, flooding the home with natural light, and is just steps away from a peaceful pond. Features an enclosed side entrance and 9â€™™ foundation walls, ideal for future legal suite development. The main floor features a beautifully designed rear kitchen, complete with ceiling-height cabinets, stainless steel appliances, pot and pan drawers, and high-end finishes throughout. Upstairs, youâ€™™ll find a spacious bonus room, convenient access to the laundry room, and 3 bedrooms. For a Limited time this home comes with FREE REAR DECK AND FULL LANDSCAPING! (Disclaimer: photos in listing are of showhome)

Built in 2025

Essential Information

MLS® # E4430490

Price \$508,157



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3304 Erlanger Bend Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1S2

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 11th, 2025
Days on Market 8
Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on April 19th, 2025 at 7:32am MDT