

## **\$570,825 - 3433 Erlanger Bend Bend, Edmonton**

MLS® #E4426912

**\$570,825**

5 Bedroom, 3.50 Bathroom, 1,525 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Ready for IMMEDIATE Possession this home is an INVESTORS DREAM! Located in Edgemont with a future school, bus stop and commercial businesses close by, The Kendall offers 3 beds, 2.5 baths and a full TWO BEDROOM LEGAL SUITE. Situated on a CORNER LOT with ample additional windows. The main floor Designer Kitchen offers cabinets to the ceiling, stainless steel appliances, a set of pot and pan drawers and high end interior finishes. The main floor also comes finished with a DEACONS BENCH in the dining room for functionality and additional storage, a MODERN ELECTRIC FIREPLACE in the great room. Upgraded SPINDLE RAILING connects the main floor to the upper. Upper floor comes equipped with stacked laundry, bonus room and a rear primary suite. Both the main home and the basement suite come fully equipped with kitchen and laundry appliances. Walking distance to the Wedgewood ravine, Future k-9 Public school and an 8 minute drive to Costco. For a Limited time this home comes with FREE BACK DECK AND FREE LANDSCAPING!

Built in 2025

### **Essential Information**

MLS® #	E4426912
Price	\$570,825



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,525
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3433 Erlanger Bend Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1R8

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	3
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                      March 21st, 2025

Days on Market                26

Zoning                            Zone 57

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