

\$500,000 - 3396 Erlanger Bn Nw, Edmonton

MLS® #E4460365

\$500,000

3 Bedroom, 3.00 Bathroom, 1,705 sqft

Single Family on 0.07 Acres

Edgemont (Edmonton), Edmonton, Alberta

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. (id:6289)

Built in 2020

Essential Information

Listing #	E4460365
Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,705
Acres	0.07



Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3396 Erlanger Bn Nw
Subdivision	Edgemont (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6M1J5

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill, Vinyl Windows
Features	Flat site, Paved lane, Park/reserve, Lane, No Smoking Home
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Microwave, Refrigerator, Stove, Washer
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Liv Real Estate
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