

## \$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                12

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 October 14th, 2025 at 5:47pm MDT