

\$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

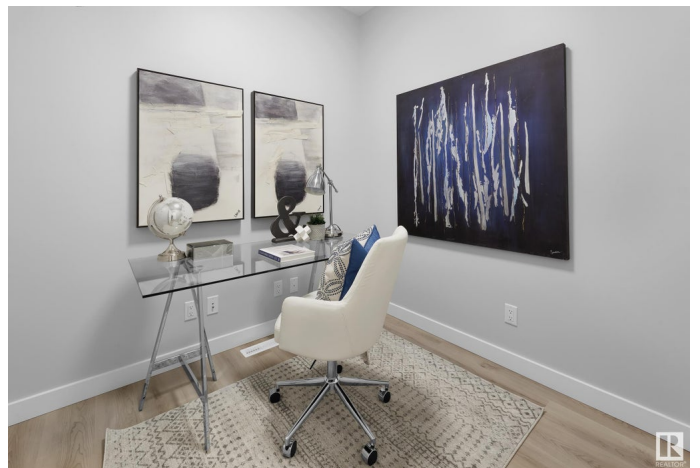
Edgemont (Edmonton), Edmonton, AB

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 11
Zoning Zone 57

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