

## \$559,900 - 1749 Erker Way, Edmonton

MLS® #E4437535

**\$559,900**

3 Bedroom, 2.50 Bathroom, 1,716 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this FULLY LANDSCAPED and IMPECCABLY CARED FOR property in the dynamic community of Edgemont, with a modern exterior, this 1716 sq. foot home is UNIQUE and STUNNING in design with all the sleek finishes you could ask for! Step inside and be greeted by a spacious and inviting floor plan boasting 17 foot ceilings which open above to the second level from the great room and main floor dining area. The HIGHLY FUNCTIONAL KITCHEN boasts quartz countertops, a peninsula island, and extended kitchen cabinets up to the ceiling. Upstairs enjoy the LUXURIOUS PRIMARY RETREAT with a FIVE PIECE ENSUITE, walk in closet, along with 2 additional bedrooms, 4 piece bath, and the convenience of a large bright laundry-room. This beautiful home also includes an insulated double garage, a SEPARATE ENTRANCE to an unfinished basement offering great potential for future development . Built by Prominent Homes, a leading Alberta new homes builder, this property still has the balance of the Alberta New Home Warranty

Built in 2022

### Essential Information

MLS® # E4437535

Price \$559,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1749 Erker Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J2

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Earl Buxton
Middle	Good Sheppard School
High	Arch bishop MacDonald

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	25
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 June 15th, 2025 at 5:02pm MDT