

## \$525,000 - 1742 Erker Way, Edmonton

MLS® #E4443727

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,555 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

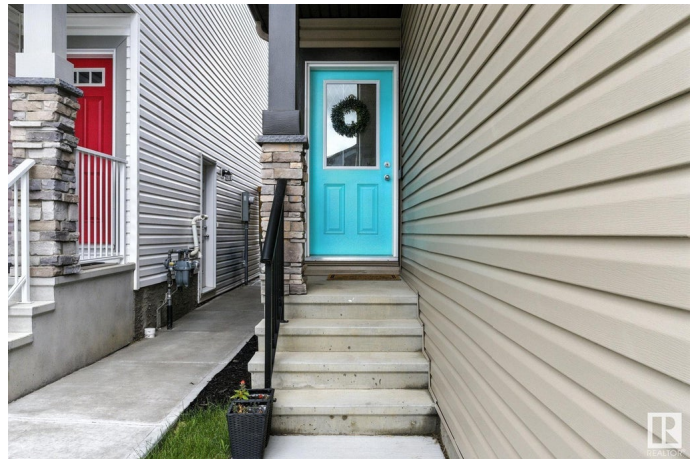
Sophisticated design meets everyday functionality in this impeccably finished 2-storey home. The main level features luxury vinyl plank flooring and an airy open-concept layout with 9 foot ceilings, anchored by a beautifully designed kitchen. Built for both style and efficiency, the kitchen features elegant quartz countertops, a peninsula island, soft-close cabinetry, stainless steel appliances, and a large walk-in pantry.. Natural light pours into the adjoining dining area and living room through oversized windows, creating a warm and welcoming space. A 2pce bathroom adds convenience and completes the main floor. Upstairs is a thoughtfully laid-out second level with 3 bedrooms, a versatile bonus room, conveniently located laundry, and a spacious primary bedroom with a large walk-in closet and private 3pce ensuite. Enjoy the fully landscaped and fenced backyard complete with a newly built deck. The home will keep you comfortable year round with the central A/C & HRV system. A location that can't be beat!

Built in 2023

### Essential Information

MLS® # E4443727

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,555                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1742 Erker Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1J2             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, |

|              |   |
|--------------|---|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Brick, Vinyl                              |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 57         |

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Listing information last updated on July 17th, 2025 at 5:47pm MDT