

## \$519,900 - 1351 Erker Crescent, Edmonton

MLS® #E4432414

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

**LEGAL BASEMENT SUITE + PRIME LOCATION!** Welcome to this beautifully maintained home in a quiet crescent in sought-after community of Edgemont. Offering 2,300 sq.ft. of total finished space, this 4 bed, 3.5 bath gem features a double attached garage, 9-ft ceilings, and oversized windows that flood the home with light. The main floor boasts a spacious living room, functional kitchen with large island & pantry, and a dining area overlooking your private deck & backyard with no rear neighbors. Fenced & Landscaped. Upstairs features a bright bonus room, convenient 2nd floor laundry, 2 large bedrooms, and a generous primary suite with ensuite & WIC. The fully finished **LEGAL BASEMENT SUITE** includes concrete sidewalk to separate entrance, second kitchen, living room, bedroom, full bath, and laundry—ideal for rental income or extended family! Located steps from convenience store, shopping, food, transit & easy access to Anthony Henday. This home is loaded with value—a true rare find in a family-friendly community!

Built in 2020

### Essential Information

MLS® # E4432414

Price \$519,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1351 Erker Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2N5

### Amenities

Amenities	Ceiling 9 ft.
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
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 April 30th, 2025 at 11:17pm MDT