

\$570,825 - 3433 Erlanger Bend Bend, Edmonton

MLS® #E4426912

\$570,825

5 Bedroom, 3.50 Bathroom, 1,525 sqft
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Ready for IMMEDIATE Possession this home is an INVESTORS DREAM! Located in Edgemont with a future school, bus stop and commercial businesses close by, The Kendall offers 3 beds, 2.5 baths and a full TWO BEDROOM LEGAL SUITE. Situated on a CORNER LOT with ample additional windows. The main floor Designer Kitchen offers cabinets to the ceiling, stainless steel appliances, a set of pot and pan drawers and high end interior finishes. The main floor also comes finished with a DEACONS BENCH in the dining room for functionality and additional storage, a MODERN ELECTRIC FIREPLACE in the great room. Upgraded SPINDLE RAILING connects the main floor to the upper. Upper floor comes equipped with stacked laundry, bonus room and a rear primary suite. Both the main home and the basement suite come fully equipped with kitchen and laundry appliances. Walking distance to the Wedgewood ravine, Future k-9 Public school and an 8 minute drive to Costco. For a Limited time this home comes with FREE BACK DECK AND FREE LANDSCAPING!

Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | E4426912 |
| Price | \$570,825 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,525 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3433 Erlanger Bend Bend |
| Area | Edmonton |
| Subdivision | Edgemont (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 1R8 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | See Remarks |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Insert |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed March 21st, 2025

Days on Market 17

Zoning Zone 57

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Listing information last updated on April 7th, 2025 at 7:02am MDT