

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

MLS® #E4456819

**\$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. Quick Possession available!

Built in 2023

### Essential Information

MLS® # E4456819

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    | September 8th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 57             |

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Listing information last updated on September 17th, 2025 at 5:02am MDT