

\$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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