

## \$508,157 - 3304 Erlanger Bend Bend, Edmonton

MLS® #E4430490

**\$508,157**

3 Bedroom, 2.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to The Birch, a BRAND NEW duplex located in the sought-after Edgemont community ready for IMMEDIATE Possession. Situated near Wedgewood Ravine with walking trails, close to commercial businesses and walking distance to a future K-9 Public school. Boasting 3 bedrooms, 2.5 bathrooms, a DOUBLE car garage and a main floor office space, this home is designed for modern living. The CORNER LOT offers extra windows, flooding the home with natural light, and is just steps away from a peaceful pond. Features an enclosed side entrance and 9â€™™ foundation walls, ideal for future legal suite development. The main floor features a beautifully designed rear kitchen, complete with ceiling-height cabinets, stainless steel appliances, pot and pan drawers, and high-end finishes throughout. Upstairs, youâ€™™ll find a spacious bonus room, convenient access to the laundry room, and 3 bedrooms. For a Limited time this home comes with FREE REAR DECK AND FULL LANDSCAPING! (Disclaimer: photos in listing are of showhome)

Built in 2025

### Essential Information

MLS® # E4430490

Price \$508,157



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3304 Erlanger Bend Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1S2

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market      17  
Zoning                 Zone 57

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