

## \$751,900 - 1804 Erker Way, Edmonton

MLS® #E4441120

**\$751,900**

3 Bedroom, 3.5 Bathroom, 2,003 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Visit REALTOR® website for additional information: Discover contemporary living in this BRAND NEW NEVER-OCCUPIED 2-storey home with 2001 sq ft of thoughtfully designed space in Edgemont! Featuring 4 bedrooms and 3.5 bathrooms, this home includes 3 bedrooms upstairs and 1 in the FULLY FINISHED BASEMENT WITH A SEPARATE ENTRANCE—roughed-in for a future kitchen and laundry, ideal for multi-generational living or rental potential. The main floor boasts 9 ft ceilings and luxury vinyl plank flooring. Enjoy a modern kitchen with sleek THERMOFOIL CABINETRY and QUARTZ COUNTERTOPS throughout. The bright primary suite offers a spacious walk-in closet and a spa-like 5-piece ensuite. A LARGE BONUS ROOM and convenient upstairs laundry complete this impressive home. FURNITURE, BLINDS and CURTAINS all INCLUDED!

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441120  |
| Price      | \$751,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,003                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1804 Erker Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0Z8             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Insulated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 7th, 2025

Days on Market                41

Zoning                            Zone 57

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