

## \$499,999 - 1699 Erker Way, Edmonton

MLS® #E4434760

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Discover your Single Family Home perfect for living or investment opportunity under \$500K in the sought-after community of Edgemont. This stunning 3-bedroom, 2.5-bathroom home features a spacious main floor layout with modern finishes. The main floor boasts soaring 9-ft ceilings, sleek quartz countertops, and a cozy fireplace—perfect for effortless entertaining. Flooded with natural light from large windows, the living area opens onto a generous deck, ideal for summer BBQs and relaxing in the expansive backyard. Upstairs, enjoy the luxurious primary retreat with a private ensuite and walk-in closet, along with two additional bedrooms and the convenience of an upstairs laundry room. This home also includes a front-attached garage and an unfinished basement, offering great potential for future development. Located just minutes from Anthony Henday Drive and close to all major amenities.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434760  |
| Price      | \$499,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,570                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1699 Erker Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0Z9             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Ceiling 9 ft., Deck                |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 6th, 2025

Days on Market 12

Zoning Zone 57

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Listing information last updated on May 18th, 2025 at 8:17pm MDT