

## \$575,000 - 1640 Erker Way, Edmonton

MLS® #E4452186

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,834 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Immaculate 3-Bedroom Home with Bonus Room, Den & Suite Potential! Located in a newer, family-friendly community, this exceptionally well maintained 2-storey home by Sterling Homes offers both style and functionality. Featuring 3 spacious bedrooms, a bonus room upstairs, and a main floor den, there's plenty of space for the whole family. The bright kitchen includes a peninsula with seating, crown moulding cabinets, and an open layout perfect for entertaining. A separate side entrance to the basement provides suite potential—ideal for extended family or future income. Enjoy the outdoors with completed fencing, landscaping, and a finished deck. This move-in-ready home truly shows like new!

Built in 2021

### Essential Information

MLS® #	E4452186
Price	\$575,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.00



Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1640 Erker Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Z8

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 9th, 2025
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Days on Market 2

Zoning Zone 57

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