

## \$582,797 - 3375 Erlanger Bend Bend, Edmonton

MLS® #E4452279

**\$582,797**

4 Bedroom, 3.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

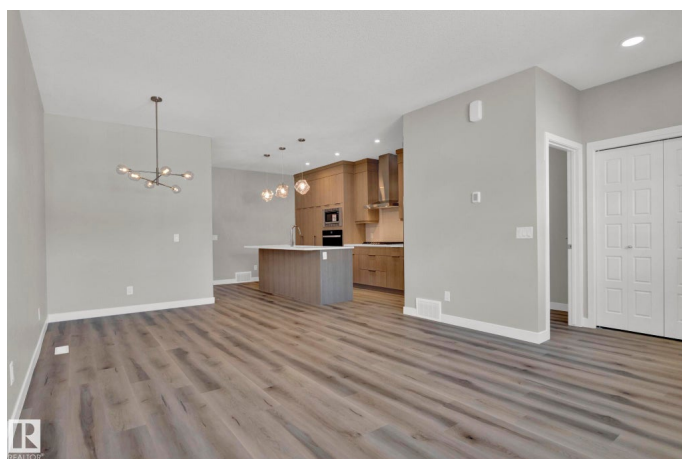
Welcome to The Asher, a BRAND NEW laned home on a CORNER LOT in the highly desirable Edgemont community ready for IMMEDIATE Possession. Enjoy extra windows, nearby commercial amenities, scenic trails in Wedgewood Ravine, and walkable access to a future K-9 public school. With quick access to Anthony Henday and Whitemud Drive, commuting is a breeze. This thoughtfully designed 3-bedroom, 2.5-bath home blends style and functionality with a main FLEX ROOM, upstairs BONUS ROOM and an open concept layout ideal for modern living. The gourmet kitchen offers BUILT IN appliances, full height cabinets, chimney style hoodfan, gas cooktop and high end finishes throughout. An enclosed separate entrance leading to a one bedroom legal basement suite perfect for rental income or extended family. Upstairs, youâ€™™ll find convenient access to the laundry room and the primary suite that includes a dual vanity and a spacious walk in closet. Until the end of August this home comes with FREE DETACHED GARAGE!

Built in 2025

### Essential Information

MLS® # E4452279

Price \$582,797



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,650
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3375 Erlanger Bend Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3A6

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
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                      August 10th, 2025

Days on Market                1

Zoning                              Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 2:17pm MDT