

## \$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 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 |
| Days on Market | 26               |

Zoning

Zone 57

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Listing information last updated on September 4th, 2025 at 7:47pm MDT