

\$479,000 - 7965 Erasmus Crescent, Edmonton

MLS® #E4448051

\$479,000

3 Bedroom, 2.50 Bathroom, 1,600 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Immaculate and move-in ready! This beautifully updated 1,600 sq.ft. two-storey home is nestled in the desirable Edgemont community. Bright and spacious, the main floor features stylish laminate flooring, a cozy living room with electric fireplace and French doors, and a modern kitchen complete with quartz countertops, full-height cabinetry, stainless steel appliances, and a central island with pendant lighting—perfect for family gatherings or entertaining. Upstairs you'll find three generous bedrooms including a luxurious primary suite with a walk-in closet and 4-piece ensuite. Freshly painted throughout, with upgraded lighting, custom window coverings, and a large laundry/mudroom for added convenience. Enjoy the fully fenced backyard, a sunny deck, and an oversized double garage. Steps to trails, playgrounds, and minutes to schools, shopping, and major routes. A wonderful place to call home—quick possession available!

Built in 2015

Essential Information

MLS® #	E4448051
Price	\$479,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7965 Erasmus Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S2

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 16th, 2025

Days on Market 26

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 1:47pm MDT