

## \$442,500 - 1303 Erker Crescent, Edmonton

MLS® #E4463431

**\$442,500**

4 Bedroom, 3.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Almost new, 1487 sq ft two story half duplex on a pie lot. Main floor great room layout, big windows facing the backyard. Beautiful peninsula kitchen with dark wood cabinets and a walk through pantry with access to the garage. 2-piece just off the foyer. Three large bedrooms upstairs, primary faces out the front with a good-sized closet and 4-piece ensuite. Laundry is also upstairs. Side entrance to a legal 1 bedroom suite in the basement, with living room, a nice-sized kitchen and another 4-piece bath. Larger single garage attached out front. Needs a few cosmetic repairs, but good to go. Quick possession is available.

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4463431      |
| Price          | \$442,500     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,488         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1303 Erker Crescent |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1N4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vinyl Windows          |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Landscaped, Not Fenced, Shopping Nearby |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 57            |

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Listing information last updated on November 4th, 2025 at 11:47pm MST