

# \$539,900 - 1745 Erker Way, Edmonton

MLS® #E4444743

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,579 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to your perfect beginning in Edgemont—where comfort, style, and peace of mind come together in a home that’s truly move-in ready. Whether you’re hosting friends in the sunlit main floor living space or enjoying a quiet morning coffee in your private backyard with no rear neighbours, this home offers a lifestyle of ease and enjoyment. The thoughtfully designed layout provides space to grow, with three inviting bedrooms upstairs, a cozy bonus room perfect for movie nights or a home office, and a fully finished basement with an additional bedroom, full bath, and other major upgrades, such as a water softener. The heart of the home features a bright and functional kitchen with modern finishes and ample space to cook, gather, and connect. From the double attached garage to the fully landscaped yard, every detail has been taken care of—so you can focus on settling in and making memories.

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444743  |
| Price      | \$539,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,579                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1745 Erker Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1J2             |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 4                                                                                                             |
| Parking        | Double Garage Attached                                                                                        |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Winterburn School    |
| Middle     | Michael Phair School |
| High       | Jasper Place School  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 57         |

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Listing information last updated on August 3rd, 2025 at 7:17pm MDT