# \$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 though 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

3.50 **Bathrooms** 

**Full Baths** 3

Half Baths 1

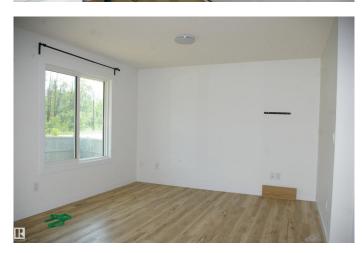
1,488 Square Footage

Acres 0.00

Year Built 2021

Single Family Type

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 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 October 25th, 2025 at 6:17am MDT