

# \$615,000 - 1758 Erker Way, Edmonton

MLS® #E4455816

## \$615,000

4 Bedroom, 2.50 Bathroom, 1,609 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this spacious and versatile home offering comfort, functionality and income potential. The main floor boasts 3 bedrooms, 2.5 baths, plus a versatile den-perfect for a home office, playroom or quiet reading nook. An inviting open lay-out flows seamlessly into the dining area and kitchen, leading out to your deck, ideal for summer evenings and backyard gatherings. Downstairs, you will find a fully set up basement suite, giving you the opportunity to generate rental income. Outside, the double garage provides secure parking or extra storage. This home is truly move-in ready and has something for everyone-whether you are looking for family-friendly space, rental potential or both!

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455816  |
| Price          | \$615,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,609     |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1758 Erker Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0Z6             |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Attached, Front Drive Access          |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                      |
| Fireplaces        | Wall Mount                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                        |
| Has Suite         | Yes                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, See Remarks                                                                                                                                                                                        |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

Date Listed               September 3rd, 2025  
Days on Market       63  
Zoning                    Zone 57

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