\$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

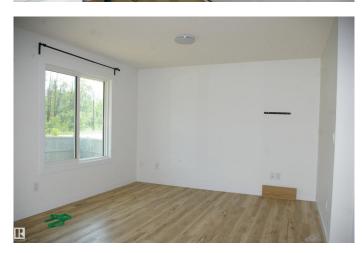
1,488 Square Footage

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 3:17pm MDT