



## 3330 ERLANGER BEND Bend Edmonton AB

\$554,157

Supplement your mortgage payments with this BRAND NEW Brookfield Residential Duplex that comes with a fully finished legal suite! The BIRCH model boasts a MAIN FLOOR OFFICE and an UPGRADED REAR KITCHEN with stainless steel appliances, gas range, chimney hoodfan, pots and pan drawers, and full height cabinets, the great room features and ELECTRIC FIREPLACE and plenty of OVERSIZED WINDOWS. The SPINDLE RAILING takes you upstairs to your bonus room, and three upper bedrooms. The ONE BEDROOM legal suite comes with stainless steel appliances in the kitchen, ample sized bedroom, plenty of storage and a private entry! Located in the community of Edgemont where you'll find plenty of green space, the Wedgewood Ravine with walking trails and situated walking distance from the future K-9 Public School! (photos are of actual home, furniture not included in sale)

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

alexys.acerealty@gmail.com  
<https://alexysbuckley.myrealtyonegroup.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net