



3338 ERLANGER Bend Edmonton AB

\$459,900

Welcome to sought after Edgemont and this BRAND NEW half duplex, with DOUBLE FRONT ATTACHED GARAGE and SEPARATE SIDE ENTRANCE. The Alder by 35 yr builder Excel Homes offers a 2 storey at just under 1600 sf of finished living space. Upon entering you're greeted with 9 FT CEILINGS, Luxury Vinyl Plank flooring, open concept kitchen with Stainless steel appliances & QUARTZ COUNTERTOPS, adjacent nook and opening to the LARGE living area. Plenty of LIGHT in this home with all the windows. Half bath completes the main flr. Upstairs is carpeted, full main bath up, SPACIOUS Primary bedroom with full 4 piece ensuite, large walk in closet, 2 more bedrooms and laundry room finishes the upper floor. Home is GREEN BUILT, with tankless water system, HRV, Ecobee thermostat, upgraded insulation, energy star appliances, low E windows, low VOC paint, solar panel rough in and much more! Close to all amenities, Anthony Henday, public transportation, schools, DON'T DELAY call this your new HOME TODAY!

Listing Presented By:



Originally Listed by:

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