



3332 ERLANGER Bend Edmonton AB

\$424,623

The Astoria is 1430 square feet and features 3 bedrooms, 2.5 bathrooms, and a single car attached garage! Located in the desirable Westside of Edmonton, Edgemont is a family friendly community complete with ravines, ponds and walking trails. This unique split level duplex welcomes you with luxury vinyl plank on the main floor, a rear kitchen accompanied by large windows and electric fireplace. The kitchen showcases a beautiful upgrade completed with a chimney hood fan, cabinet risers, a built-in microwave, and includes soft close cabinets and drawers. With the primary room on its own level, indulge in privacy from the spacious bonus room and two additional bedrooms on the top level. To top it off, this home has specially curated interior colours selected by our Interior Design Team, includes stainless steel kitchen appliances, a washer and dryer and will be within walking distance of Edgemont's future K-9 Public School. (Disclaimer: photos are of showhome, actual home will vary).

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