



3341 ERLANGER BEND Bend Edmonton AB

\$509,000

IMMEDIATE POSSESSION! Welcome to EDGEMONT. A Stunning Single Family Home, Newly Built in Sep 2024, Never occupied, 3 bedrooms, 2.5 bathrooms, double detached garage, accessible via a paved back alley & Separate Entrance to basement. This home features open concept, Living room and family room, full loaded Kitchen with pantry closet and SS appliances, dining room & half washroom on main level. Master bedroom with full ensuite and walk in closet, additional 2 bedrooms with separate full washroom, den or bonus room and laundry on second floor. Unfinished basement is upgraded with 9 ft. ceiling, Separate entrance and Extra large window. This home is also equipped with Tankless water system & HRV. Close to all amenities, parks, walking distance to upcoming K-9 School, 5-minute drive from Costco, 10 minutes to the world famous West Edmonton Mall and Easy access to Anthony Henday and Whitemud highways. HURRY UP! First time Home Buyers & Investors. Do not miss the chance to own this opportunity.

Listing Presented By:



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