

\$575,000 - 1640 Erker Way, Edmonton

MLS® #E4452186

\$575,000

3 Bedroom, 2.50 Bathroom, 1,834 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Immaculate 3-Bedroom Home with Bonus Room, Den & Suite Potential! Located in a newer, family-friendly community, this exceptionally well maintained 2-storey home by Sterling Homes offers both style and functionality. Featuring 3 spacious bedrooms, a bonus room upstairs, and a main floor den, there's plenty of space for the whole family. The bright kitchen includes a peninsula with seating and an open layout perfect for entertaining. A separate side entrance to the basement provides suite potential—ideal for extended family or future income. Enjoy the outdoors with completed fencing, landscaping, and a finished deck. This move-in-ready home truly shows like new!

Built in 2021

Essential Information

MLS® #	E4452186
Price	\$575,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.00
Year Built	2021



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1640 Erker Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Z8

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	19

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 August 28th, 2025 at 12:47pm MDT