

## \$478,800 - 7967 Erasmus Crescent, Edmonton

MLS® #E4428941

**\$478,800**

3 Bedroom, 2.50 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Beautiful home in a newer Edgemont Area - perfect for young, growing family! VIDEO TOUR IS UNDER "URL LINK" around middle on right side page. Enjoy the convenience of nearby schools, shopping, parks, and major routes just minutes away. This home features a bright, and open floor plan with spacious living room, modern kitchen, dinning area, and a half bathroom on a main floor . Upstairs, you will find three well sized bedrooms, two full bathrooms and a laundry room. The unfinished basement offers great potential for additional living space . Outside, the backyard is perfect for play, complete with a large deck, and a double detached garage . Don't miss this fantastic opportunity .

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428941  |
| Price          | \$478,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,710     |
| Acres          | 0.00      |
| Year Built     | 2015      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7967 Erasmus Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0S2               |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Storage-In-Suite, HRV System |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 3rd, 2025 |
|-------------|-----------------|

Days on Market 30

Zoning Zone 57

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Listing information last updated on May 2nd, 2025 at 11:02pm MDT