

\$442,500 - 1303 Erker Crescent, Edmonton

MLS® #E4463431

\$442,500

4 Bedroom, 3.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Almost new, 1487 sq ft two story half duplex on a pie lot. Main floor great room layout, big windows facing the backyard. Beautiful peninsula kitchen with dark wood cabinets and a walk though pantry with access to the garage. 2-piece just off the foyer. Three large bedrooms upstairs, primary faces out the front with a good-sized closet and 4-piece ensuite. Laundry is also upstairs. Side entrance to a legal 1 bedroom suite in the basement, with living room, a nice-sized kitchen and another 4-piece bath. Larger single garage attached out front. Needs a few cosmetic repairs, but good to go. Quick possession is available.

Built in 2021

Essential Information

MLS® #	E4463431
Price	\$442,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,488
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

Community Information

Address	1303 Erker Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N4

Amenities

Amenities	Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Not Fenced, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 24th, 2025
Days on Market	4
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 October 28th, 2025 at 2:32am MDT