

## \$479,000 - 7965 Erasmus Crescent, Edmonton

MLS® #E4448051

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,600 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Immaculate and move-in ready! This beautifully updated 1,600 sq.ft. two-storey home is nestled in the desirable Edgemont community. Bright and spacious, the main floor features stylish laminate flooring, a cozy living room with electric fireplace and French doors, and a modern kitchen complete with quartz countertops, full-height cabinetry, stainless steel appliances, and a central island with pendant lighting—perfect for family gatherings or entertaining. Upstairs you'll find three generous bedrooms including a luxurious primary suite with a walk-in closet and 4-piece ensuite. Freshly painted throughout, with upgraded lighting, custom window coverings, and a large laundry/mudroom for added convenience. Enjoy the fully fenced backyard, a sunny deck, and an oversized double garage. Steps to trails, playgrounds, and minutes to schools, shopping, and major routes. A wonderful place to call home—quick possession available!

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448051  |
| Price     | \$479,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,600                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7965 Erasmus Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0S2               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

Date Listed July 16th, 2025

Days on Market 28

Zoning Zone 57

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