

## \$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 routs 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 oportunity .

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
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Days on Market 17

Zoning Zone 57

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Listing information last updated on April 19th, 2025 at 11:17pm MDT