

## \$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 6

Zoning Zone 57

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Listing information last updated on July 22nd, 2025 at 2:32am MDT