

\$450,000 - 7991 Erasmus Crescent, Edmonton

MLS® #E4454269

\$450,000

3 Bedroom, 2.50 Bathroom, 1,535 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This timeless 1534 sq ft, 2-storey home in Edgemont is a must-see! The open-concept main floor welcomes you with warm tones, hardwood floors, and a cosy living room featuring a built in fireplace. The kitchen features ample cabinetry, a custom built-in coffee/spice bar with extra counter space, a large island with sink, plus new stainless steel stove, fridge, and dishwasher. Upstairs you'll find 3 generous bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet. Large windows fill the home with natural light throughout. Step outside to enjoy your landscaped, fully fenced yard with a fire pit area, or relax on the two-tier deck. The covered front porch is the perfect location for morning coffee. Additional highlights include a double detached garage, central A/C, and central vac.

Built in 2015

Essential Information

MLS® #	E4454269
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,535



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7991 Erasmus Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S1

Amenities

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
Days on Market	2
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 August 24th, 2025 at 10:47am MDT