

\$632,135 - 3544 Erlanger Link, Edmonton

MLS® #E4444769

\$632,135

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to The Purcell, a BRAND NEW single family home located in the sought-after Edgemont community ready for IMMEDIATE Possession. Nestled on a west-backing, conventional lot near Wedgewood Ravine, enjoy scenic walking trails, nearby shops, and a future Kâ€™9 public school within walking distance. Edgemont is located with quick access to Anthony Henday and Whitemud Drive. Thoughtfully designed for modern living, this 3-bedroom, 2.5-bath home features an oversized living room with a sleek electric fireplace and a DOUBLE attached garage. The gourmet kitchen offers BUILT IN APPLIANCES, full height cabinets and high end finishes throughout. A separate entrance with 9â€™™ foundation walls offers future legal suite potential. The SPINDLE RAILING takes you upstairs to your spacious bonus room, upper floor laundry room and a spa inspired ensuite with a large soaker tub, dual vanity and a glass walk in shower. Until the end of June this home comes with FREE REAR DECK AND FULL LANDSCAPING!

Built in 2025

Essential Information

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Price \$632,135



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,229
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3544 Erlanger Link
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J5

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 27th, 2025
Days on Market 7
Zoning Zone 57

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Listing information last updated on July 4th, 2025 at 4:32am MDT