

## \$633,130 - 3548 Erlanger Link, Edmonton

MLS® #E4447099

**\$633,130**

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 Edgemont, ready for IMMEDIATE Possession. Nestled on a west-backing lot near Wedgewood Ravine, enjoy scenic walking trails, nearby shops, and a future Kâ€™9 school. Thoughtfully designed for modern living, this 3-bedroom, 2.5-bath home features offers a spacious living room with a sleek electric fireplace and a DOUBLE attached garage. A bright flex room on the main floor, complete with a large window, adds versatility, perfect as a home office, playroom, or reading nook. The gourmet kitchen offers BUILT IN APPLIANCES, full height cabinets and high end finishes throughout. An enclosed separate entrance with 9â€™™ foundation walls offers future legal suite potential with TWO basement windows. The upper floor welcomes you with an oversized 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 July this home comes with FREE REAR DECK AND FULL LANDSCAPING!

Built in 2025

### Essential Information

MLS® # E4447099

Price \$633,130



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	3548 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
Fireplace	Yes
Fireplaces	Insert
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	July 10th, 2025
Days on Market	10
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 July 20th, 2025 at 8:02am MDT