

\$617,553 - 3553 Erlanger Link, Edmonton

MLS® #E4437598

\$617,553

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. Situated near Wedgewood Ravine with walking trails, close to commercial businesses and walking distance to a future K-9 Public school. 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 a main floor flex room 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. For a Limited time this home comes with FREE REAR DECK AND FULL LANDSCAPING! (Disclaimer: photos in listing are of showhome, actual photos may vary).

Built in 2025

Essential Information

MLS® # E4437598

Price \$617,553



| | |
|----------------|------------------------|
| 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 | 3553 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 May 21st, 2025
Days on Market 3
Zoning Zone 57

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