

## \$632,135 - 3544 Erlanger Link, Edmonton

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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      14  
Zoning                Zone 57

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Listing information last updated on July 11th, 2025 at 6:17pm MDT