# **\$594,733 - 3548 Erlanger Link, Edmonton**

MLS® #E4461926

### \$594,733

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 9' 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.



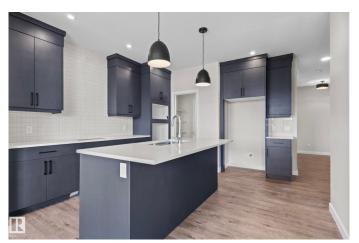
#### **Essential Information**

MLS® # E4461926 Price \$594,733

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-2, 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 October 13th, 2025

Days on Market 16

Zoning Zone 57

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Listing information last updated on October 29th, 2025 at 3:32pm MDT