

## \$618,883 - 3548 Erlanger Link, Edmonton

MLS® #E4447099

**\$618,883**

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

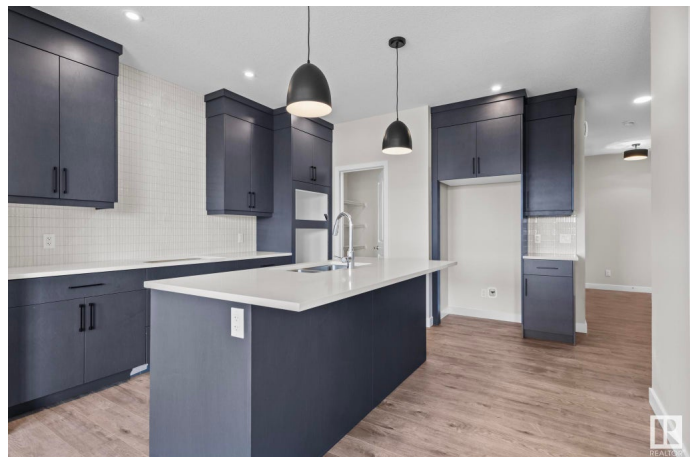
Edgemont (Edmonton), Edmonton, AB

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.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447099  |
| Price     | \$618,883 |
| 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        69  
Zoning                    Zone 57

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