

\$623,679 - 3548 Erlanger Link, Edmonton

MLS® #E4447099

\$623,679

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

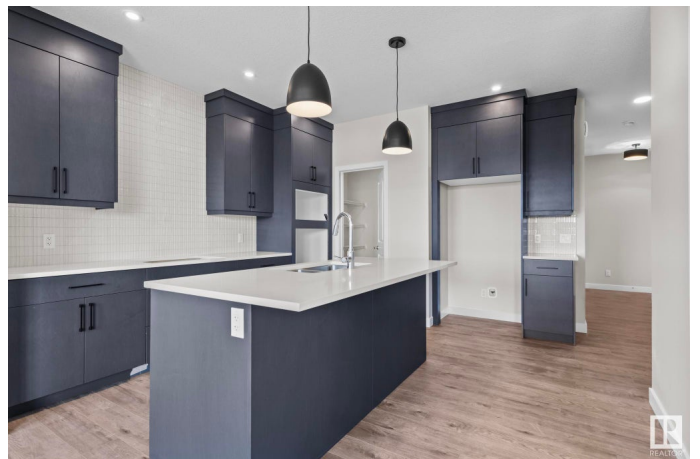
Welcome to The Purcell, a BRAND NEW single family home located in Edgemont, ready for IMMEDIATE Possession. Nestled on a west-backing lot near Wedgewood Ravine, enjoy scenic walking trails, nearby shops, and a future K-9 school. Thoughtfully designed for modern living, this 3-bedroom, 2.5-bath home features 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. Until the end of July this home comes with FREE REAR DECK AND FULL LANDSCAPING!

Built in 2025

Essential Information

MLS® # E4447099

Price \$623,679



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	46
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 August 25th, 2025 at 11:18am MDT