

Courtesy Of Christina A Reid Of Century 21 Leading

\$599,228 - 3542 Erlanger Link, Edmonton

MLS® #E4463520

\$599,228

3 Bedroom, 2.50 Bathroom, 2,230 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 commercial, and a future K-9 public school within walking distance. 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 including a built in GAS COOKTOP, pots and pans drawers, full height cabinets and high end finishes throughout. Enjoy cozy evenings by the ELECTRIC FIREPLACE and elegant touches like SPINDLE RAILING. An enclosed separate entrance with 9'™ foundation walls offers future legal suite potential. The upper floor welcomes you with an oversized bonus room, upper floor laundry room, 3 bedrooms and a SPA INSPIRED ensuite with a large soaker tub, dual vanity and a glass walk in shower.

Built in 2025

Essential Information

MLS® # E4463520

Price \$599,228



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,230
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3542 Erlanger Link
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J5

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	THORNCLIFFE K-6
Middle	PARKVIEW 7-9
High	ROSS SHEPPARD

Additional Information

Date Listed	October 24th, 2025
Days on Market	16
Zoning	Zone 57

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