

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 | 10                 |
| Zoning         | Zone 57            |

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Listing information last updated on November 3rd, 2025 at 10:33am MST