# \$609,900 - 3565 Erlanger Link Link, Edmonton

MLS® #E4429573

### \$609,900

4 Bedroom, 3.00 Bathroom, 1,919 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

LOCATION!! BEST DEAL!! In sought after EDGEMONT welcome to this CUSTOM MODERN The Riverview with just under 2000 sf, built by 35 yr builder Excel Homes. UPGRADED this 2 storey home is offering LVP flooring, quartz countertop throughout, MAIN FLOOR BEDROOM, MAIN FLOOR FULL BATH, living room WITH FIREPLACE, 9 FT CEILINGS, kitchen ALL QUARTZ 1 1/4" COUNTERS with energy star SS appl. incl hoodfan, microwave w/trim kit and WALKTHRU PANTRY. LOADED WITH WINDOWS, Carpeted upstairs, bonus room, full bath, 4 BEDROOMS total incl. Primary with 5 pc ensuite walk-in closet, laundry with washer & dryer. SEPARATE ENTRANCE. 9FT BASEMENT CEILING w/LEGAL suite rough in and home is GREEN BUILT with upgraded insulation, solar panel rough-in, low E windows, low VOC paint, tankless water system, ecobee thermostat and much more!! DOUBLE garage. Close to all amenities. DON'T DELAY!

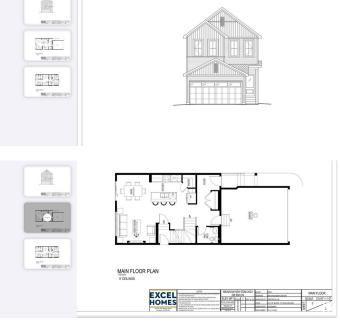
Built in 2025

#### **Essential Information**

MLS® # E4429573 Price \$609,900

Bedrooms 4





Bathrooms 3.00

Full Baths 3

Square Footage 1,919
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3565 Erlanger Link Link

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 1J5

## **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Hot Water Tankless,

Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV

System, 9 ft. Basement Ceiling

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan

Stories 2

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, Partially Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 7th, 2025

Days on Market 27

Zoning Zone 57

HOA Fees 400

HOA Fees Freq. Annually

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 May 3rd, 2025 at 9:31pm MDT