# \$569,900 - 3567 Erlanger Link Link, Edmonton

MLS® #E4429578

#### \$569,900

3 Bedroom, 2.50 Bathroom, 1,683 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to sought after Edgemont and The Meadowview by 35 year builder Excel Homes. This model is a thoughtfully designed family home that maximizes space and functionality. Upon entering you're greeted with 9 FT CEILINGS, LVP FLOORING. At its heart, a kitchen awaits to spark your inner chef, featuring crown moulding, an island extension, 42" upper cabinets with a step above, elegant pendant lighting, and a dedicated pots & pans drawer for added convenience. At the rear of the main floor, is a cozy great room while the adjacent nook ideal for family meals or quiet mornings with coffee. Upstairs, retreat to the grand primary suite, the upgraded ensuite boasts dual sinks, and the spacious walk-in closet provides ample storage. A central bonus room, two additional bedrooms, a full bathroom, and a convenient laundry room complete the second floor. Looking for extra space or potential rental income? SEPARATE ENTRANCE The 9' basement is roughed in for 1 BR LEGAL SUITE. Property is GREEN **BUILT. DON'T DELAY!** 

Built in 2025

#### **Essential Information**

MLS® # E4429578 Price \$569,900





Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,683

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 3567 Erlanger Link Link

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 1J5

#### **Amenities**

Amenities Ceiling 9 ft., 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, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, Partially Landscaped, 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 24

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 May 1st, 2025 at 4:17am MDT