

## **\$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 youâ€™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 | 15              |
| Zoning         | Zone 57         |

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Listing information last updated on April 22nd, 2025 at 3:32am MDT