

# \$594,733 - 3548 Erlanger Link, Edmonton

MLS® #E4461926

## \$594,733

3 Bedroom, 2.50 Bathroom, 2,229 sqft  
Single Family on 0.00 Acres

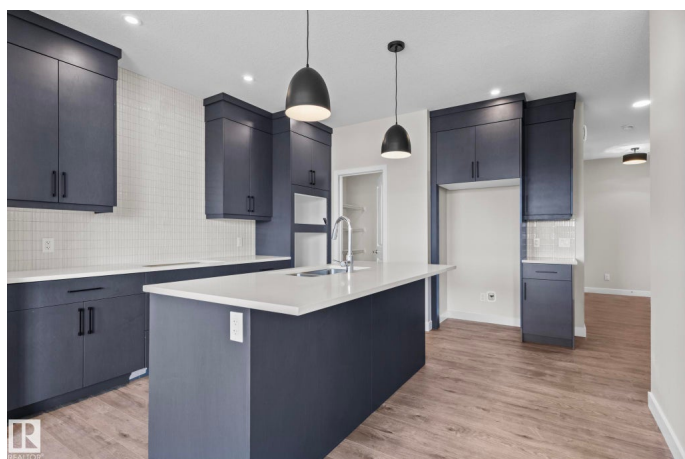
Edgemont (Edmonton), Edmonton, AB

Welcome to The Purcell, a BRAND NEW single family home located in Edgemont, ready for IMMEDIATE Possession. Nestled on a west-backing lot near Wedgewood Ravine, enjoy scenic walking trails, nearby shops, and a future Kâ€™9 school. Thoughtfully designed for modern living, this 3-bedroom, 2.5-bath home features offers a spacious living room with a sleek electric fireplace and a DOUBLE attached garage. A bright flex room on the main floor, complete with a large window, adds versatility, perfect as a home office, playroom, or reading nook. The gourmet kitchen offers BUILT IN APPLIANCES, full height cabinets and high end finishes throughout. An enclosed separate entrance with 9â€™™ foundation walls offers future legal suite potential with TWO basement windows. The upper floor welcomes you with an oversized bonus room, upper floor laundry room and a spa inspired ensuite with a large soaker tub, dual vanity and a glass walk in shower.

Built in 2025

### Essential Information

MLS® #	E4461926
Price	\$594,733
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,229
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3548 Erlanger Link
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            October 13th, 2025

Days on Market      22

Zoning                Zone 57

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Listing information last updated on November 4th, 2025 at 8:17am MST