

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

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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 THE ORCHARDS 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, 9ft 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!! DBL garage, and rear deck included! 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 <a href="#">Link</a>
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	13
Zoning	Zone 57
HOA Fees	400
HOA Fees Freq.	Annually

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