

## **\$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	12
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 April 19th, 2025 at 3:17am MDT