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

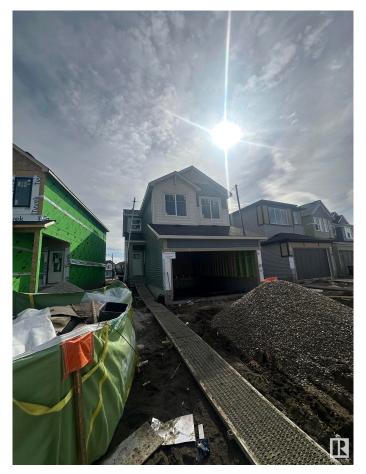
MLS® #E4429573

\$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 EDGEMONT 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, 9 FT 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!! DOUBLE garage. 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
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active
Sub-Type Style	Detached Single Family 2 Storey

Community Information

Address	3565 Erlanger Link Link
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J5

Amenities

Amenices			
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	24
Zoning	Zone 57
HOA Fees	400
HOA Fees Freq.	Annually

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Listing information last updated on May 1st, 2025 at 11:02am MDT