

# \$506,262 - 3755 Erlanger Drive, Edmonton

MLS® #E4448666

**\$506,262**

4 Bedroom, 2.50 Bathroom, 1,640 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

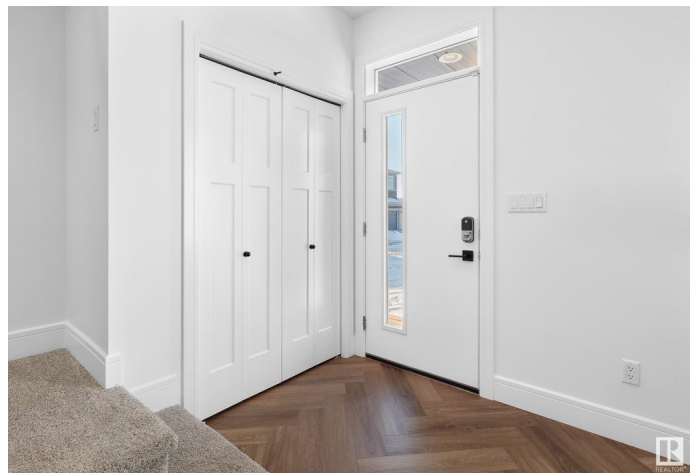
Welcome to The Asher, a BRAND NEW laned home in the highly desirable Edgemont community ready for IMMEDIATE Possession. Perfectly positioned near Wedgewood Ravine enjoy scenic walking trails, nearby commercial businesses and walking distance to a future K-9 Public school. With quick access to Anthony Henday and Whitemud Drive, commuting is a breeze. This thoughtfully designed 4-bedroom, 3-bath home blends style and functionality with a main floor bedroom, upstairs BONUS ROOM and an open concept layout ideal for modern living. The designer kitchen offers BUILT IN microwave, full height cabinets, chimney style hoodfan and high end finishes throughout. An enclosed separate entrance offers future legal suite potential. Upstairs, you'll find convenient access to the laundry room and the primary suite that includes a dual vanity and a spacious walk in closet. Until the end of July this home comes with FREE DETACHED GARAGE! (Disclaimer: photos in listing are of showhome, actual photos may vary).

Built in 2025

## Essential Information

MLS® # E4448666

Price \$506,262



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3755 Erlanger Drive
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1R9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
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                July 18th, 2025  
Days on Market        61  
Zoning                    Zone 57

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