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

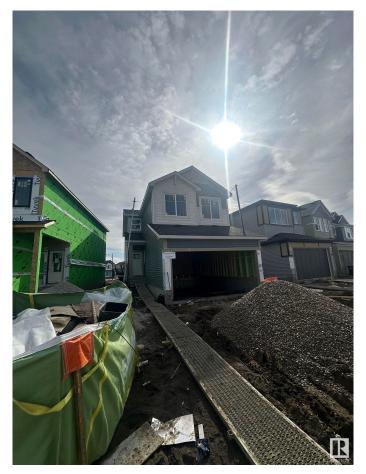
MLS® #E4429573

### \$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<br>Style | Detached Single Family<br>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,<br>Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV<br>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**

| April 7th, 2025 |
|-----------------|
| 23              |
| Zone 57         |
| 400             |
| Annually        |
|                 |

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Listing information last updated on April 30th, 2025 at 7:17am MDT