

## \$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 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 | 11              |
| Zoning         | Zone 57         |
| HOA Fees       | 400             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 18th, 2025 at 8:32pm MDT