# \$581,769 - 3535 Erlanger Link Link, Edmonton

MLS® #E4444782

## \$581,769

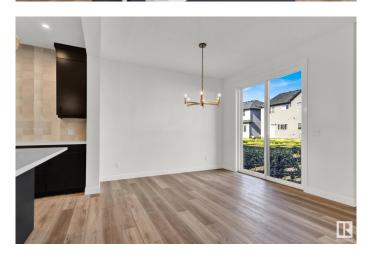
3 Bedroom, 2.50 Bathroom, 1,887 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to The Rundle, a BRAND NEW single family home located in the sought-after Edgemont community ready for IMMEDIATE Possession. Situated near Wedgewood Ravine with walking trails, close to commercial businesses and walking distance to a future K-9 Public school. Edgemont is located with quick access to Anthony Henday and Whitemud Drive. Thoughtfully designed for modern living, this 3-bedroom, 2.5-bath home features a spacious bonus room and a double attached garage. The gourmet kitchen offers BUILT IN APPLIANCES, full height cabinets and high end finishes throughout. Enjoy cozy evenings by the ELECTRIC FIREPLACE and elegant touches like SPINDLE RAILING. Upstairs, you'II find convenient access to the laundry room and the primary suite that includes a dual vanity and fully tiled glass walk-in shower. For a Limited time this home comes with FREE REAR DECK AND FULL LANDSCAPING! (Disclaimer: photos in listing are of actual home).







Built in 2025

#### **Essential Information**

MLS® # E4444782 Price \$581,769

Bedrooms 3

Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,887 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3535 Erlanger Link Link

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 1J5

## **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### 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 June 27th, 2025

Days on Market 39

Zoning Zone 57

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Listing information last updated on August 5th, 2025 at 10:02am MDT