

## \$830,000 - 3512 Erlanger Link, Edmonton

MLS® #E4432354

**\$830,000**

7 Bedroom, 4.00 Bathroom, 2,233 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to your Dream Home! This stunning 7 bedroom, 4 bathroom home offers the perfect blend of modern convenience and timeless charm. Located in a quiet, family-friendly neighborhood, this spacious two-storey home is ideal for growing families, savvy investors or anyone who appreciates the finer things in life. The open concept design on the main floor is a blend of modern elegance and convenience; Main floor bedroom with full bath, a meticulously planned kitchen with lots of cabinets, quartz countertops and a top of the line stainless steel appliances. Upstairs is a generous bonus room with a striking vaulted ceiling, a full-size laundry room, full bath 4 additional bedrooms. The luxurious primary suite is a private retreat with a walk-in closet and a spa-inspired 5pc ensuite; hot tub, glass shower, and dual sink. The fully finished basement adds incredible value with two bedrooms, a full bathroom and ample storage space. Whatever your plan, this home offers the space and style to do it all.

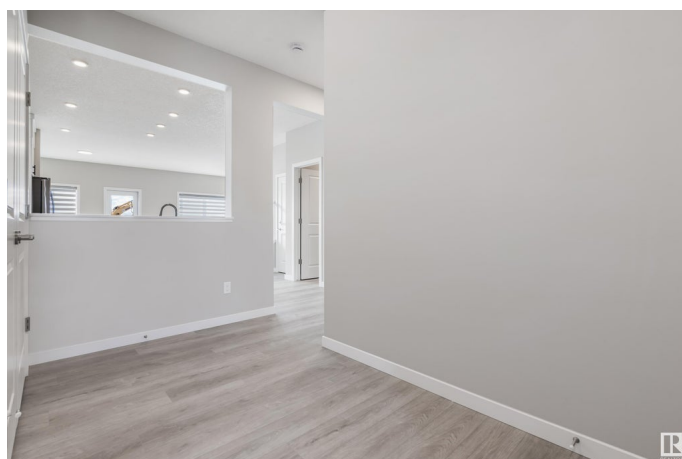
Built in 2024

### Essential Information

MLS® # E4432354

Price \$830,000

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,233                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3512 Erlanger Link  |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3A5             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Guest Suite, Smart/Program. Thermostat, Secured Parking, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Remote Control, See Remarks  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl, See Remarks   |
| Exterior Features | Airport Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl, See Remarks   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 57          |

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Listing information last updated on May 1st, 2025 at 2:33pm MDT