

# \$574,961 - 3545 Erlanger Link Link, Edmonton

MLS® #E4435819

**\$574,961**

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, youâ€™ll 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 showhome, actual photos may vary).

Built in 2025

## Essential Information

MLS® # E4435819

Price \$574,961

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	3545 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
Fireplace	Yes
Fireplaces	Insert
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                      May 10th, 2025

Days on Market                13

Zoning                             Zone 57

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Listing information last updated on May 23rd, 2025 at 6:17pm MDT