

Courtesy Of Gabrielle Agusiobo Of Initia Real Estate

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

MLS® #E4432354

**\$830,000**

7 Bedroom, 4.00 Bathroom, 3,198 sqft  
Single Family on 0.00 Acres

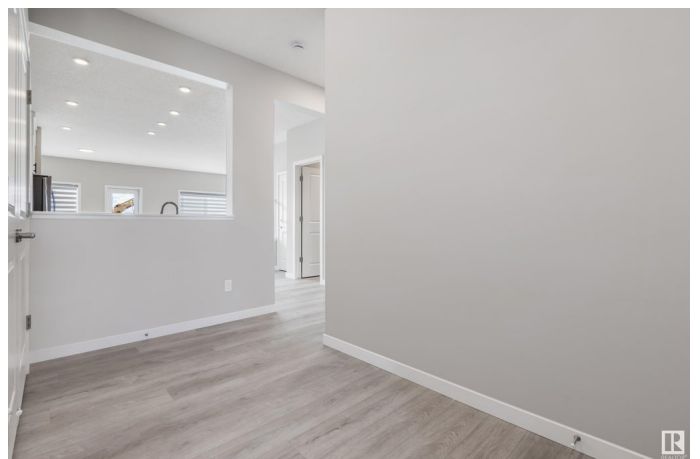
Edgemont (Edmonton), Edmonton, AB

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	3,198
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 1

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 24th, 2025 at 3:32am MDT