

**\$609,900**

Edgemont (Edmonton), Edmonton, AB

Built in 2025

## Essential Information

A photograph of a residential construction site. In the foreground, a green tarp-covered structure is on the left, and a large pile of gravel is on the right. A metal walkway leads towards a two-story house with grey siding and a dark roof. Other houses are visible in the background. The sky is bright with scattered clouds.



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	19
Zoning	Zone 57
HOA Fees	400
HOA Fees Freq.	Annually

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Listing information last updated on April 26th, 2025 at 8:32pm MDT