

\$599,228 - 3542 Erlanger Li Nw, Edmonton

MLS® #E4463520

\$599,228

3 Bedroom, 3.00 Bathroom, 2,230 sqft

Single Family on 0.09 Acres

Edgemont (Edmonton), Edmonton, Alberta

Welcome to The Purcell, a BRAND NEW single family home located in the sought-after Edgemont community ready for IMMEDIATE Possession. Nestled on a west-backing, CONVENTIONAL LOT near Wedgewood Ravine, enjoy scenic walking trails, nearby commercial, and a future K	 public school within walking distance. Thoughtfully designed for modern living, this 3-bedroom, 2.5-bath home features a main floor FLEX ROOM and a double attached garage. The gourmet kitchen offers BUILT IN APPLIANCES including a built in GAS COOKTOP, pots and pans drawers, full height cabinets and high end finishes throughout. Enjoy cozy evenings by the ELECTRIC FIREPLACE and elegant touches like SPINDLE RAILING. An enclosed separate entrance with 9â€™™ foundation walls offers future legal suite potential. The upper floor welcomes you with an oversized bonus room, upper floor laundry room, 3 bedrooms and a SPA INSPIRED ensuite with a large soaker tub, dual vanity and a glass walk in shower. (id:6289)

Built in 2025

Essential Information

Listing #	E4463520
Price	\$599,228
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	2,230
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3542 Erlanger Li Nw
Subdivision	Edgemont (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6M1J5

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft
Parking	Attached Garage, Oversize
# of Garages	1

Interior

Appliances	Dishwasher, Garage door opener remote(s), Garage door opener, Oven - Built-In, Microwave, Refrigerator, Stove
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2

Listing Details

Listing Office	Century 21 Leading
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