

Courtesy Of Jeremy Herrington Of Greater Property Group

# \$735,000 - 3808 Erlanger Drive, Edmonton

MLS® #E4416798

**\$735,000**

5 Bedroom, 3.50 Bathroom, 2,049 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Introducing the epitome of modern luxury living in the highly coveted Edgemont neighborhood, behold this architectural masterpiece exudes elegance and sophistication at every turn. Step inside this stunning residence to discover a thoughtfully designed layout that seamlessly blends functionality with style. The second-floor laundry offers convenience while quartz countertops throughout add a touch of opulence to every corner. Prepare to be captivated by the massive chef kitchen featuring top-of-the-line built-in appliances, perfect for culinary enthusiasts and entertainers alike. A main floor den provides an ideal space for work or relaxation, while an upstairs bonus room adds versatility to suit your lifestyle needs. Retreat into pure bliss within the spa-like ensuite, where tranquility awaits amidst vaulted ceilings in the primary bedroom. Downstairs you have a 2 bedroom legal suite income helper. Nestled in a prime location with easy Henday access.



Built in 2022

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4416798  |
| Price     | \$735,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,049                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3808 Erlanger Drive |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1R8             |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 1st, 2025  
Days on Market 100  
Zoning Zone 57

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