

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 Suite	Yes
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	120
Zoning	Zone 57

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