

## \$499,907 - 3727 Erlanger Drive, Edmonton

MLS® #E4460290

**\$499,907**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to The Birch, a BRAND NEW double car garage duplex in the highly desirable Edgemont community ready for IMMEDIATE Possession. Perfectly positioned near Wedgewood Ravine enjoy scenic walking trails, nearby commercial businesses and walking distance to a future K-9 Public school. With quick access to Anthony Henday and Whitemud Drive, commuting is a breeze. This thoughtfully designed 3 bedroom, 2.5 bath home blends style and functionality with a MAIN FLOOR OFFICE, an ELECTRIC FIREPLACE and an open concept layout ideal for modern living. The UPGRADED REAR KITCHEN comes with stainless steel appliances and full-height cabinets. An enclosed separate entrance offers future legal suite potential. Upstairs, you'll find convenient access to the laundry closet, 3 bedrooms, a bonus room and a spacious walk-in closet. (photos are of actual home)

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460290  |
| Price      | \$499,907 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,587         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3727 Erlanger Drive |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3G6             |

### Amenities

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

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed            October 1st, 2025

Days on Market      13

Zoning                Zone 57

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Listing information last updated on October 14th, 2025 at 1:48pm MDT