

\$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 15

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 9:17pm MDT