

## \$489,749 - 3755 Erlanger Drive, Edmonton

MLS® #E4448666

**\$489,749**

4 Bedroom, 2.50 Bathroom, 1,640 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to The Asher, a BRAND NEW laned home 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 4-bedroom, 3-bath home blends style and functionality with a main floor bedroom, upstairs BONUS ROOM and an open concept layout ideal for modern living. The designer kitchen offers BUILT IN microwave, full height cabinets, chimney style hoodfan and high end finishes throughout. An enclosed separate entrance offers future legal suite potential. Upstairs, you'll find convenient access to the laundry room and the primary suite that includes a dual vanity and a spacious walk in closet. Until the end of July this home comes with FREE DETACHED GARAGE! (Disclaimer: photos in listing are of showhome, actual photos may vary).

Built in 2025

### Essential Information

MLS® # E4448666

Price \$489,749



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,640                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3755 Erlanger Drive |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1R9             |

### Amenities

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

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| 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                July 18th, 2025  
Days on Market        90  
Zoning                    Zone 57

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Listing information last updated on October 15th, 2025 at 9:47pm MDT