

## \$568,993 - 3743 Erlanger Drive, Edmonton

MLS® #E4455064

**\$568,993**

3 Bedroom, 2.50 Bathroom, 1,764 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

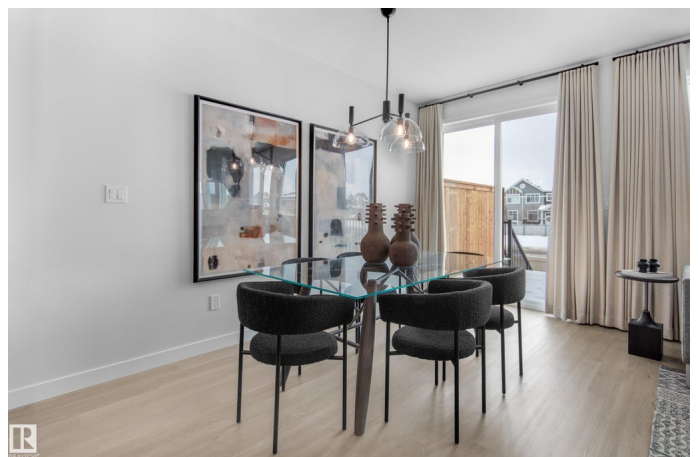
Welcome to The Mackay, a BRAND NEW double car duplex home in the highly desirable Edgemont community ready for IMMEDIATE Possession. Enjoy nearby commercial amenities, scenic trails in Wedgewood Ravine, and walkable access to a future K-9 public school. Edgemont has quick access to Anthony Henday and Whitemud Drive making commuting around Edmonton a breeze. This thoughtfully designed 3-bedroom, 2.5-bath home blends style and functionality with a WALKTHROUGH PANTRY, sleek electric FIREPLACE, 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, gas freestanding range and high end finishes throughout. An enclosed separate entrance leading to a one-bedroom legal basement suite perfect for rental income or extended family. Upstairs, youâ€™ll find convenient access to the laundry room, an OVERSIZED primary bedroom with a suite that includes a dual vanity and a spacious walk-in closet.

Built in 2025

### Essential Information

MLS® # E4455064

Price \$568,993



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,764         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3743 Erlanger Drive |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1R9             |

### Amenities

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

### 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            August 28th, 2025  
Days on Market      39  
Zoning                Zone 57

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