



## 3105 ERLANGER Way Edmonton AB

\$569,900

Welcome to sought after Edgemont. Featuring The Elmswood at 2000 SF is the ideal family home. Upon entering you are greeted with 9 ft ceilings and LVP flooring. On the main floor, you'll find a gourmet kitchen with stainless steel appliances and quartz counters that opens up to the dining and great room, perfect for entertaining! The main-floor offers a bedroom and the conveniently a full bathroom. Travelling upstairs on lush carpet, you are greeted by a welcoming bonus room that separates the primary bedroom suite from the additional two bedrooms for a total of 4 BEDROOMS in this lovely home. An exterior SEPARATE ENTRANCE to the basement offers limitless possibilities for a future basement development. The SPACIOUS property is Green Built. Some of the features included are energy star appliances, eco bee thermostat, upgraded insulation, low E windows, HRV, tankless water system, solar panel rough in and much more! Close to all amenities, DON'T DELAY!

Listing Presented By:



Originally Listed by:  
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