

Courtesy Of Greg B Rosychuk Of Real Broker

## \$469,845 - 2546 Orchards Way, Edmonton

MLS® #E4431109

**\$469,845**

3 Bedroom, 3.00 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

End unit! No condo fee! AC + a finished basement? Epic 2-tier composite deck, over 245 sqft? New refrigerator and nearly-new HWT? What else would you want in a home? Steps from schools, parks, transit + shopping; this lovely Orchards townhome really should be compared w a duplex because when you add the size of finished basement you have over 1887 sq ft of living space. Open-concept main floor living w 9 ft ceilings + luxury vinyl plank flooring. Kitchen w quartz counters, island, S/S appliances, + pantry. Rear entry has BI backpack alcove w storage. Upstairs primary BR complete with WIC + ensuite featuring a walk-in shower. Upstairs laundry closet. Two more BRs and a full main bath on the upper lvl. Basement features large rec room 26'™8" by 17'™11" w finished drywalled ceilings. A half bath and 3 storage closets compliment the bsmt. Garage; insulated + drywalled. Back yard has shed too! As part of Orchards HOA you have access to Club House w programs for the family; skating rinks; splash park and more!

Built in 2016

### Essential Information

MLS® # E4431109

Price \$469,845



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 3.00                 |
| Full Baths     | 2                    |
| Half Baths     | 2                    |
| Square Footage | 1,488                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2546 Orchards Way         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2E1                   |

### Amenities

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Rear Drive Access                                                                                                                        |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 53          |
| HOA Fees       | 428.57           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 2nd, 2025 at 8:02pm MDT