

# \$465,000 - 770 Orchards Boulevard, Edmonton

MLS® #E4460011

## \$465,000

4 Bedroom, 3.50 Bathroom, 1,411 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 770 Orchards Blvd, a fantastic investment opportunity in a vibrant community! This spacious 3-level home offers over 1,400 sq. ft. above grade plus a fully finished basement with its own kitchen, rec room, bedroom, and bathroom—perfect for extended family or rental income. The main floor features an open-concept kitchen, dining, and living area with direct access to a fenced yard and deck, ideal for entertaining. Upstairs you’ll find 3 bedrooms including a large primary with ensuite and walk-in closet, plus convenient upper laundry. With a double garage and thoughtful layout, this property is low-maintenance and versatile. Located close to schools, shopping, recreation, and major routes, this home is a smart choice for both homeowners and investors alike.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460011  |
| Price          | \$465,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,411     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2021                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 770 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Y7                   |

### Amenities

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

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                  |
| Stories           | 3                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Jan Reimer School |
|------------|-------------------|

MiddleJan Reimer School

HighJ Percy Page

Additional Information

Date ListedSeptember 29th, 2025

Days on Market36

ZoningZone 53

HOA Fees450

HOA Fees Freq. Annually

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