

# **\$619,900 - 1218 Plum Bend Bend, Edmonton**

MLS® #E4413975

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

INVESTOR/HOME OWNER ALERT! Welcome to this NEW 2024, built by Excel Homes 35 year builder, FULLY RENTED The Emerson half duplex with fully finished LEGAL SUITE! Walk up to this DOUBLE front attached garage on one of the LARGEST duplex Lots in THE ORCHARDS! Upon entering you are greeted with 9 FT ceilings, LVP flooring, quartz counters in kitchen, SS appliances incl fridge, stove, dishwasher built-in & OTR microwave. The kitchen opens to the spacious nook and adjacent is the living room. 1/2 bath completes the main. Upstairs is carpeted with 3 BR incl large Primary with full ensuite. Laundry room and full bath finish the 2nd floor. SEPARATE ENTRANCE (CONCRETE WALKWAY) to the LEGAL SUITE finished by the builder. 1 bedroom, full bath, full kitchen with SS appliances and stacked laundry. INCLUDES WINDOW COVERINGS! Property is GREEN BUILT. Upstairs rented for \$2500/mth and bsmt \$1200/mth includes utilities.

Built in 2024

## **Essential Information**

MLS® # E4413975

Price \$619,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,473         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1218 Plum Bend Bend       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3A6                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Days on Market | 115                 |
| Zoning         | Zone 53             |
| HOA Fees       | 400                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on March 13th, 2025 at 9:02am MDT