

Courtesy Of Andy T Huynh Of Exp Realty

\$489,963 - 696 Orchards Boulevard, Edmonton

MLS® #E4416225

\$489,963

3 Bedroom, 2.50 Bathroom, 1,523 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to your dream home in The Orchards at Ellerslie, a vibrant and picturesque community in South Edmonton! This stunning new build offers 3 spacious bedrooms, 2.5 bathrooms, and a separate side entrance, making it perfect for growing families or future legal suite. Nestled in a naturally beautiful area, The Orchards is defined by its fruit trees, colorful blossoms, and oversized green spaces. Residents enjoy exclusive access to a private club with a recreation center, spray park, and picnic area, making it a haven for family fun. Tree-lined walkways and parks offer the perfect backdrop for outdoor activities, while the rich architectural details and affordable pricing make this one of south Edmonton's most sought-after communities. Don't miss out on this perfect blend of style, space, and location!

Built in 2024

Essential Information

MLS® #	E4416225
Price	\$489,963
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,523



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	696 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C2

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

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	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	December 17th, 2024
Days on Market	109
Zoning	Zone 53

HOA Fees Freq. Annually



The Flex-z
1,537 Sq. Ft.



MAIN FLOOR
756 Sq. Ft. 9 Ft. ceiling



SECOND FLOOR
781 Sq. Ft.



Elevation E

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Listing information last updated on April 4th, 2025 at 11:32pm MDT