

## \$427,500 - 460 Orchards Boulevard, Edmonton

MLS® #E4424919

### \$427,500

3 Bedroom, 2.50 Bathroom, 1,237 sqft  
Single Family on 0.00 Acres

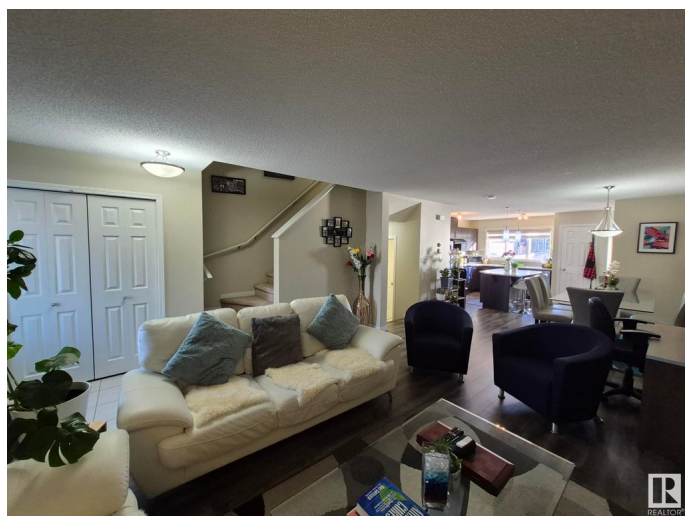
The Orchards At Ellerslie, Edmonton, AB

Feels brand new plus it's affordable, a 2 story half duplex in desirable Orchards in Ellerslie. Step into the main floor open concept with a flow thru living room, dinette and kitchen all in matching laminate. The kitchen has been upgraded with quartz kitchen island, countertops along with stainless steel appliances. Master bedroom has a private 3pc ensuite and comfortable size walk in closet. Upstairs also includes 2 additional bedrooms, a separate 4pc. bathroom and conveniently washer and dryer. South Facing Backyard has a poured garage pad for 2 vehicles. Within walking distance to new schools, walking paths along with the Orchards Residential Recreational Park with it's abundance of amenities including playground, spray park, tennis courts and skating rink. This is a very attractive price point for wonderfully maintained home.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424919  |
| Price      | \$427,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,237         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 460 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2C3                   |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 26               |
| Zoning         | Zone 53          |
| HOA Fees       | 428.7            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 5th, 2025 at 5:02pm MDT