# \$485,000 - 526 Orchards Boulevard, Edmonton

MLS® #E4427683

#### \$485,000

3 Bedroom, 2.50 Bathroom, 1,677 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This elegant two-story, 3-bedroom home in the Orchards at Ellerslie invites you in with a charming front porch and opens into a main floor highlighted by vinyl plank flooring and an electric fireplace. The modern kitchen, featuring a large island and wine rack, beautifully divides the living and dining areas. A half bath and a back entrance with a storage closet add functionality, leading out to a two-tiered deck and detached garage. Upstairs, the primary bedroom provides a tranquil retreat with a 3-piece ensuite and walk-in closet, complemented by two additional bedrooms, a laundry room, and a full bath. The partially finished basement offers potential for further personalization. The Orchards at Ellerslie is renowned for its stunning landscapes and sought-after amenities, creating a perfect balance of natural beauty and modern living.

Built in 2015

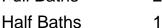
#### **Essential Information**

MLS® # E4427683 Price \$485,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2









Square Footage 1,677
Acres 0.00
Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

### **Community Information**

Address 526 Orchards Boulevard

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2B7

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, Storage-In-Suite, Vinyl Windows

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Picnic

Area, Playground Nearby, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 7

Zoning Zone 53

HOA Fees 450

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 4:02pm MDT