

## \$649,900 - 2963 Chokecherry Common, Edmonton

MLS® #E4444439

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,248 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Must-see fully upgraded 2,247 sqft Brookfield 2-storey smart home! Main floor features a spacious open-concept great room with electric fireplace and a chef-style kitchen complete with gas stove, wine fridge, upgraded stainless steel appliances, wall-to-wall cabinets, and extended counters with plenty of natural life. Walkthrough pantry offers added storage and access to the mudroom. Covered deck backs a scenic walking trail leading to two nearby schools. Upstairs has a bonus room, two generous bedrooms, full bath, large laundry room, and a luxurious primary suite with vaulted ceilings, spa-like ensuite featuring soaking tub, stand-up shower, and an incredible 15-ft walk-in closet. Smart features include app-controlled sump pump, front door, garage door, and lighting. This home shows 10/10!

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444439  |
| Price          | \$649,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,248     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2020                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2963 Chokecherry Common   |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6M 2M3                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

Elementary                Jan Reimer School

### **Additional Information**

Date Listed                June 26th, 2025

Days on Market        9

Zoning                    Zone 53

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 July 4th, 2025 at 9:47pm MDT