

## \$469,900 - 517 Orchards Boulevard, Edmonton

MLS® #E4444960

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

**HOT LISTING IN THE ORCHARDS!** This lovingly maintained home is nestled in the heart of one of Edmonton's top rated communities! This stylish 2-Storey boasts 3 bedrooms, 2.5 bathrooms, a **DOUBLE DETACHED GARAGE**, **CENTRAL AIR CONDITIONING**, and **TANKLESS HOT WATER!** Upon arrival, you'll notice the spacious and freshly painted veranda where you can sit and enjoy the sunshine! Next, step in to the open-concept main floor, featuring a large south-facing window! The kitchen is locked and loaded, offering **QUARTZ COUNTERTOPS**, **STAINLESS STEEL APPLIANCES**, ample counter and storage space, as well as an **EAT-IN ISLAND**. Head upstairs to the spacious primary bedroom, featuring a 4-piece **ENSUITE** and two separate closets. The upstairs is complete with 2 additional bedrooms and another 4-piece bath. Finally, head outside to your fully-fenced backyard starring a stone pathway, **FIRE PIT**, and garden bed. **WALKING DISTANCE TO MULTIPLE SCHOOLS AND PLAYGROUNDS**, this is a great home for any couple or family! Come check it out today!

Built in 2016

### Essential Information

MLS® #

E4444960



|                |                        |
|----------------|------------------------|
| Price          | \$469,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,325                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 517 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2B7                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, Fire Pit, Front Porch, Hot Water Tankless, No Smoking Home |
| Parking   | Double Garage Detached   |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Jan Reimer/Divine Mercy   |
| Middle     | Jan Reimer/Michael Stremb |
| High       | Dr. Anne Anderson High    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 4th, 2025 at 6:32pm MDT