

# \$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 | 120                 |
| Zoning         | Zone 53             |

HOA Fees Freq.     Annually



The  
Flex-z  
1,537 Sq. Ft.



CRAFTED WITH CARE

REALTOR®

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Listing information last updated on April 16th, 2025 at 10:47am MDT