

Courtesy Of Greg B Rosychuk Of Real Broker

## \$474,845 - 2546 Orchards Way, Edmonton

MLS® #E4431109

**\$474,845**

3 Bedroom, 3.00 Bathroom, 1,488 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

End unit! No condo fee! AC + a finished basement? Epic 2-tier composite deck, over 245 sqft? New refrigerator and nearly-new HWT? What else would you want in a home? Steps from schools, parks, transit + shopping; this lovely Orchards townhome really should be compared w a duplex because when you add the size of finished basement you have over 1887 sq ft of living space. Open-concept main floor living w 9 ft ceilings + luxury vinyl plank flooring. Kitchen w quartz counters, island, S/S appliances, + pantry. Rear entry has BI backpack alcove w storage. Upstairs primary BR complete with WIC + ensuite featuring a walk-in shower. Upstairs laundry closet. Two more BRs and a full main bath on the upper lvl. Basement features large rec room 26' x 17' w finished drywalled ceilings. A half bath and 3 storage closets compliment the bsmt. Garage; insulated + drywalled. Back yard has shed too! As part of Orchards HOA you have access to Club House w programs for the family; skating rinks; splash park and more!

Built in 2016

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4431109  |
| Price  | \$474,845 |



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 3.00                 |
| Full Baths     | 2                    |
| Half Baths     | 2                    |
| Square Footage | 1,488                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2546 Orchards Way         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2E1                   |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Rear Drive Access  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

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

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 53          |
| HOA Fees       | 428.57           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 23rd, 2025 at 11:17pm MDT