

Courtesy Of Greg B Rosychuk Of Real Broker

\$469,845 - 2546 Orchards Way, Edmonton

MLS® #E4431109

\$469,845

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'™8" by 17'™11" 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 \$469,845



| | |
|----------------|----------------------|
| 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 | 15 |
| Zoning | Zone 53 |
| HOA Fees | 428.57 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 30th, 2025 at 10:47pm MDT