

# \$464,900 - 3521 Cherry Landing Landing, Edmonton

MLS® #E4449766

## \$464,900

3 Bedroom, 2.50 Bathroom, 1,809 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning home located in the heart of The Orchards! This former Brookfield SHOWHOME is fully upgraded and offers 1,809 sq. ft. of beautifully maintained living space. This half duplex features 3 spacious bedrooms, 2.5 bathrooms, and a large BONUS room—perfect for families. The massive primary bedroom includes a Walk-in closet. Enjoy central A/C, freshly PAINT throughout, and a backyard that backs onto the ROAD for added privacy. There’s also Potential for a side entrance, ideal for a future basement suite. Located just minutes from schools, parks, public transit, and all major amenities, this home offers both comfort and convenience. Don’t miss your chance to own this exceptional property in one of the most sought-after communities!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449766  |
| Price          | \$464,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,809     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2016          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3521 Cherry Landing Landing |
| Area        | Edmonton                    |
| Subdivision | The Orchards At Ellerslie   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6X 2B6                     |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo |
| Parking   | Single Garage Attached        |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | See Remarks, Unfinished                                          |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                                          |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Asphalt                                                                          |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Jan Reimer School |
|------------|-------------------|

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

Days on Market 11  
Zoning Zone 53  
HOA Fees 450  
HOA Fees Freq. Annually

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