

\$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

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|------------|---------------------------|
| 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 | 3 |
| Zoning | Zone 53 |
| HOA Fees | 450 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 1st, 2025 at 2:32am MDT