

Courtesy Of Andy T Huynh Of Exp Realty

# \$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	108
Zoning	Zone 53

HOA Fees Freq. Annually



The Flex-z  
1,537 Sq. Ft.



MAIN FLOOR  
756 Sq. Ft. 9 Ft. ceiling



SECOND FLOOR  
781 Sq. Ft.



Elevation E

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