

## \$427,500 - 460 Orchards Boulevard, Edmonton

MLS® #E4424919

**\$427,500**

3 Bedroom, 2.50 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Feels brand new plus it's affordable, a 2 story half duplex in desirable Orchards in Ellerslie. Step into the main floor open concept with a flow thru living room, dinette and kitchen all in matching laminate. The kitchen has been upgraded with quartz kitchen island, countertops along with stainless steel appliances. Master bedroom has a private 3pc ensuite and comfortable size walk in closet. Upstairs also includes 2 additional bedrooms, a separate 4pc. bathroom and conveniently washer and dryer. South Facing Backyard has a poured garage pad for 2 vehicles. Within walking distance to new schools, walking paths along with the Orchards Residential Recreational Park with it's abundance of amenities including playground, spray park, tennis courts and skating rink. This is a very attractive price point for wonderfully maintained home.

Built in 2016

### Essential Information

MLS® #	E4424919
Price	\$427,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,237
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	460 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2C3

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	March 10th, 2025
Days on Market	37
Zoning	Zone 53
HOA Fees	428.7
HOA Fees Freq.	Annually

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