

## \$485,000 - 526 Orchards Boulevard, Edmonton

MLS® #E4427683

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,677 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This elegant two-story, 3-bedroom home in the Orchards at Ellerslie invites you in with a charming front porch and opens into a main floor highlighted by vinyl plank flooring and an electric fireplace. The modern kitchen, featuring a large island and wine rack, beautifully divides the living and dining areas. A half bath and a back entrance with a storage closet add functionality, leading out to a two-tiered deck and detached garage. Upstairs, the primary bedroom provides a tranquil retreat with a 3-piece ensuite and walk-in closet, complemented by two additional bedrooms, a laundry room, and a full bath. The partially finished basement offers potential for further personalization. The Orchards at Ellerslie is renowned for its stunning landscapes and sought-after amenities, creating a perfect balance of natural beauty and modern living.

Built in 2015

### Essential Information

MLS® #	E4427683
Price	\$485,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,677
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	526 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2B7

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Storage-In-Suite, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 27th, 2025  
Days on Market                39  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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