

# \$509,900 - 2769 Chokecherry Place, Edmonton

MLS® #E4430983

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Step Into Style, Comfort & Convenience –  
Your Dream Home Awaits in The Orchards!

Welcome to this like-new half duplex with a fully finished basement, perfectly nestled in the sought-after community of The Orchards. With 4 spacious bedrooms and 3.5 bathrooms, this home offers the perfect blend of space, function, and modern flair. The main floor features a bright, open-concept kitchen with stainless steel appliances, an undermount sink, spacious pantry, –ideal for meal prep or casual dining. The inviting living room overlooks your oversized deck, landscaped yard, perfect for entertaining or relaxing outdoors. Upstairs, youâ€™™ll find 3 generously sized bedrooms, including a primary suite with a private ensuite, plus a bonus room –great for a home office, playroom, or cozy movie nights. The finished basement adds even more living space, BEDROOM and full BATHROOM for guests, a gym, WET BAR AREA and an extra family room. Plus, enjoy the convenience of an attached garage and a paved driveway.

Built in 2018

## Essential Information

MLS® # E4430983

Price \$509,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,725         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2769 Chokecherry Place    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2J9                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | DIVINE MERCY      |
| Middle     | JAN REIMER SCHOOL |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 53          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 4th, 2025 at 7:17pm MDT