

\$460,000 - 345 Orchards Boulevard, Edmonton

MLS® #E4446012

\$460,000

3 Bedroom, 2.50 Bathroom, 1,637 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this immaculate 3 bed, 2.5 bath Daytona-built home in the Orchards of Ellerslie! Offering 1,636 sq. ft., this well-maintained home features a stunning kitchen with a large island with seating, plenty of cabinets, and stainless steel appliances â€” perfect for family meals and entertaining. Upstairs has 3 bedrooms and a 4pc bath, including a spacious primary suite with a walk-in closet and full bath. The basement is unfinished and ready for your ideas. Enjoy central A/C, a double detached garage, and a fenced backyard with a deck for summer BBQs. Located in a family-friendly community within walking distance to two schools, grocery stores, rec centre, spray park, skating rink, playground, and tree-lined walking paths. Move-in ready and close to everything your family needs!

Built in 2016

Essential Information

MLS® #	E4446012
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,637



Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	345 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Y9

Amenities

Amenities	Air Conditioner, Deck
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
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

School Information

Elementary	Jan Reimer
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Middle	Divine Mercy
High	J. Percy Page

Additional Information

Date Listed	July 4th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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