

Courtesy Of Christina A Reid Of Century 21 Leading

# \$370,896 - 6 6905 25 Avenue, Edmonton

MLS® #E4455176

## \$370,896

2 Bedroom, 2.50 Bathroom, 1,130 sqft  
Condo / Townhouse on 0.00 Acres

### The Orchards At Ellerslie, Edmonton, AB

Discover the Gillespie 2 at The Everly, where modern living meets suburban charm. Spread across 1130 square feet, this two-bedroom row townhome, each with its own ensuite, is designed to bring comfort and style to your life. Experience the convenience of a two-car tandem garage along with a formal front entry on your lower level. Step into an open-concept dining and living area, the perfect space for entertaining guests or relaxing with family. Let the sunshine in with a private balcony, the ideal place for your morning coffee or an evening barbecue. More than just a home, the Gillespie 2 at The Everly is a way of life. The Orchards is a vibrant, family-friendly community in southeast Edmonton, this home provides access to an abundance of parks, ponds, and walking trails. Residents also enjoy exclusive access to a private 8-acre clubhouse featuring amenities for all ages, including a spray park, NHL-sized skating rink, playgrounds, tennis and basketball courts, and so much more. \*photos of showhome

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455176  |
| Price    | \$370,896 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,130             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6 6905 25 Avenue          |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3B7                   |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached, Tandem                                                                              |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Partial, Partially Finished                                                                |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Rolling Land, Schools |
| Roof              | Asphalt Shingles                                                                                         |

|              |             |
|--------------|-------------|
| Construction | Wood, Vinyl |
| Foundation   | Slab        |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Divine Mercy   |
| Middle     | JAN REIMER K-9 |
| High       | J. PERCY PAGE  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 53           |
| HOA Fees       | 450               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$235             |

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Listing information last updated on September 15th, 2025 at 4:47am MDT