

## \$384,900 - 4801 Crabapple Run, Edmonton

MLS® #E4433657

**\$384,900**

3 Bedroom, 2.50 Bathroom, 1,218 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this charming and affordable starter home in The Orchards, offered at under \$400K! Tucked away on a quiet street, this home offers ample parking and a welcoming curb appeal. Step inside to rich hardwood floors and a bright, open floorplan—perfect for family gatherings. West-facing windows flood the living room with evening light, while the backyard enjoys warm morning sun. The kitchen features quartz countertops, stainless steel appliances, generous cabinetry, and a functional island. A convenient 2-piece powder room completes the main level. Upstairs, find two bedrooms, a 4-piece main bath, and a large primary bedroom with walk-in closet and 4-piece ensuite. Outside, a huge deck, fully fenced yard, firepit area, and shed offer the perfect space to relax or entertain. Bonus: a double parking pad! Enjoy all the perks of life in The Orchards—parks, schools, and access to the clubhouse with events, classes, and family fun all year round!

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433657  |
| Price     | \$384,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,218         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4801 Crabapple Run        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 0Y8                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Club House, Deck, Front Porch, No Smoking Home, Recreation Room/Centre, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Parking Pad Cement/Paved  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Jan Reimer School    |
| Middle     | Jan Reimer School    |
| High       | J. Percy Page School |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 53       |
| HOA Fees       | 428           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 7th, 2025 at 12:47am MDT