

## \$469,900 - 517 Orchards Boulevard, Edmonton

MLS® #E4444960

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

**HOT LISTING IN THE ORCHARDS!** This lovingly maintained home is nestled in the heart of one of Edmonton's top rated communities! This stylish 2-Storey boasts 3 bedrooms, 2.5 bathrooms, a **DOUBLE DETACHED GARAGE**, **CENTRAL AIR CONDITIONING**, and **TANKLESS HOT WATER!** Upon arrival, you'll notice the spacious and freshly painted veranda where you can sit and enjoy the sunshine! Next, step in to the open-concept main floor, featuring a large south-facing window! The kitchen is locked and loaded, offering **QUARTZ COUNTERTOPS**, **STAINLESS STEEL APPLIANCES**, ample counter and storage space, as well as an **EAT-IN ISLAND**. Head upstairs to the spacious primary bedroom, featuring a 4-piece **ENSUITE** and two separate closets. The upstairs is complete with 2 additional bedrooms and another 4-piece bath. Finally, head outside to your fully-fenced backyard starring a stone pathway, **FIRE PIT**, and garden bed. **WALKING DISTANCE TO MULTIPLE SCHOOLS AND PLAYGROUNDS**, this is a great home for any couple or family! Come check it out today!

Built in 2016

### Essential Information

MLS® #

E4444960



Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	517 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2B7

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Fire Pit, Front Porch, Hot Water Tankless, No Smoking Home
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, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Jan Reimer/Divine Mercy
Middle	Jan Reimer/Michael Stremb
High	Dr. Anne Anderson High

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	8
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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