

Courtesy Of Greg B Rosychuk Of Real Broker

## \$469,845 - 2546 Orchards Way, Edmonton

MLS® #E4431109

**\$469,845**

3 Bedroom, 3.00 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

End unit! No condo fee! AC + a finished basement? Epic 2-tier composite deck, over 245 sqft? New refrigerator and nearly-new HWT? What else would you want in a home? Steps from schools, parks, transit + shopping; this lovely Orchards townhome really should be compared w a duplex because when you add the size of finished basement you have over 1887 sq ft of living space. Open-concept main floor living w 9 ft ceilings + luxury vinyl plank flooring. Kitchen w quartz counters, island, S/S appliances, + pantry. Rear entry has BI backpack alcove w storage. Upstairs primary BR complete with WIC + ensuite featuring a walk-in shower. Upstairs laundry closet. Two more BRs and a full main bath on the upper lvl. Basement features large rec room 26'™8" by 17'™11" w finished drywalled ceilings. A half bath and 3 storage closets compliment the bsmt. Garage; insulated + drywalled. Back yard has shed too! As part of Orchards HOA you have access to Club House w programs for the family; skating rinks; splash park and more!

Built in 2016

### Essential Information

MLS® # E4431109

Price \$469,845



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,488
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2546 Orchards Way
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2E1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	20
Zoning	Zone 53
HOA Fees	428.57
HOA Fees Freq.	Annually

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Listing information last updated on May 6th, 2025 at 2:17pm MDT