

## \$449,999 - #2 2710 66 St, Edmonton

MLS® #E4439036

**\$449,999**

3 Bedroom, 2.50 Bathroom, 1,576 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

"MOVE-IN-READY"....FIRST TIME HOME BUYERS & INVESTORS ALERT! Walking distance to all amenities. 1576 sq ft 2-storey WEST facing half duplex with attached DOUBLE ATTACHED CAR GARAGE and SEPARATE ENTRANCE TO THE BASEMENT. BLINDS AND ALL APPLIANCES INCLUDED. The wide kitchen with quartz countertops, spacious cabinets, professional quality SS appliances, convenient extra large walk-through pantry, island with double sink and eating bar with stylish flooring throughout. Family sized dinette open to a EAST facing deck, the living room offers huge windows allowing an abundance of natural sunlight & a 2-piece bath complete the main floor. Upper floor offers a massive master bedroom with walk-in closet & 3-piece ensuite with accent fixtures, TWO additional large bedrooms, 3 piece bathroom. Second floor laundry room with sink and cabinet. Unfinished basement with separate entrance adds huge potential for extra living. Banking, pharmacy, gas station, fast food, schools and parks are at the walking distance.

Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4439036  |
| Price  | \$449,999 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,576             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | #2 2710 66 St             |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3H4                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                23  
Zoning                            Zone 53  
HOA Fees                        450  
HOA Fees Freq.                Annually  
Condo Fee                        \$152

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