

## \$349,900 - 4021 Orchards Drive, Edmonton

MLS® #E4454392

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,230 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this stylish 2 bed, 2.5 bath townhome in The Orchards! Offering 1,229 sq ft above grade, this home is perfect for modern living. As you enter, enjoy a bright and open-concept main floor with a gourmet kitchen featuring stainless steel appliances, ample cabinets, and generous counter space. The kitchen flows seamlessly into the dining and living space. The cozy living room features a fireplace and is ideal for relaxing or entertaining. The main level is completed by a 2 piece bathroom. Upstairs, you'll find a primary bedroom with a walk-in closet and 3 piece ensuite. Across the hall are a second bedroom and 4 piece bathroom. Lower level has 254 sq ft with a storage area and laundry room. Ample visitor parking available. Charming outward-facing front yard. The attached garage adds convenience and comfort.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454392  |
| Price      | \$349,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,230             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4021 Orchards Drive       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1V2                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                |
| Fireplaces        | Insert                                                                                                                                             |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Partial, Unfinished                                                                                                                                |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 22nd, 2025  
Days on Market                17  
Zoning                              Zone 53  
HOA Fees                         443.1  
HOA Fees Freq.                Annually  
Condo Fee                        \$266

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