

# \$384,900 - 13, 603 Orchards Boulevard, Edmonton

MLS® #E4462232

**\$384,900**

3 Bedroom, 2.50 Bathroom, 1,475 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Pure Corner Double Garage 2 Story Condo Townhome and One of the Biggest Model sold by the Builder on this Site. Well designed layout plan, Main floor features 9 Ft. Ceilings, an open concept . Kitchen with Quarts Countertops. 2nd Floor has 3 Bed, 2.5 Baths with Quartz Countertop and a Convenient 2nd Floor Laundry. Amazing location in Southeast Edmonton in the Orchards at Ellerslie neighborhood. with Playground, Schools and lots of Amenities Nearby

Built in 2023

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4462232          |
| Price          | \$384,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,475             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 13, 603 Orchards Boulevard |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2W8                    |

## Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Wtr Tank-Energy Star |
| Parking   | Double Garage Attached                                                   |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                       |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Unfinished                                                                |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 53            |
| HOA Fees       | 450                |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$161              |

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Listing information last updated on October 23rd, 2025 at 2:17am MDT