

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
----------	-------------

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	15
Zoning	Zone 53
HOA Fees	428.57
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 11:47pm MDT