

## \$539,900 - 226 Orchards Boulevard, Edmonton

MLS® #E4451454

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,871 sqft  
Single Family on 0.00 Acres

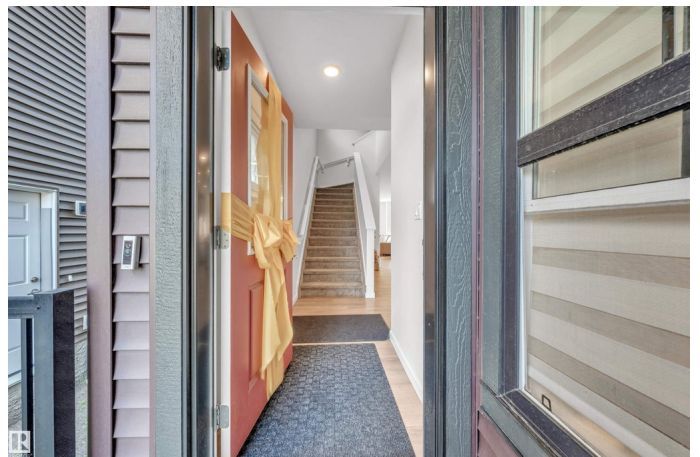
The Orchards At Ellerslie, Edmonton, AB

Welcome to your dream abode! Nestled in a serene neighborhood of Orchards, this exquisite double garage duplex offers 1870 sq ft of thoughtfully designed living space, ideal for families seeking comfort and modern amenities. With a perfect blend of functionality and elegance, this home is a rare find in today's market! Featuring a spacious main floor office/den, ideal for remote work or study, this property is perfect for today's lifestyle. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with its own ensuite, complemented by an additional full bathroom for family convenience. The highlight? A versatile bonus room that can be tailored to your needs—playroom, media center, or extra guest space! Don't miss the chance to make this beautiful duplex your own. Experience the perfect blend of style, comfort, and community!

Built in 2024

### Essential Information

MLS® #	E4451454
Price	\$539,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,871
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	226 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G9

### Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	422
HOA Fees Freq.	Annually

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Listing information last updated on August 8th, 2025 at 12:47pm MDT