

## \$419,000 - 70 6905 25 Avenue, Edmonton

MLS® #E4451818

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,407 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

A stylish and functional townhome in the vibrant SE community of The Orchards, offering thoughtfully designed living space facing a beautifully landscaped green space. This modern home welcomes you with a spacious entry and a bright flex room on the lower level, ideal for a home office or gym, while oversized triple-pane windows fill the space with natural light. The main floor boasts a spacious open-concept layout featuring a well-appointed kitchen, a convenient laundry room, and access to a private balcony—perfect for relaxing or entertaining. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a large primary suite complete with a walk-in closet and a beautifully finished ensuite. With designer finishes throughout and a location in one of Edmonton's most sought-after communities, this is the perfect blend of comfort, style, and everyday convenience.



Built in 2023

### Essential Information

MLS® #	E4451818
Price	\$419,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,407
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	70 6905 25 Avenue
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3B7

### Amenities

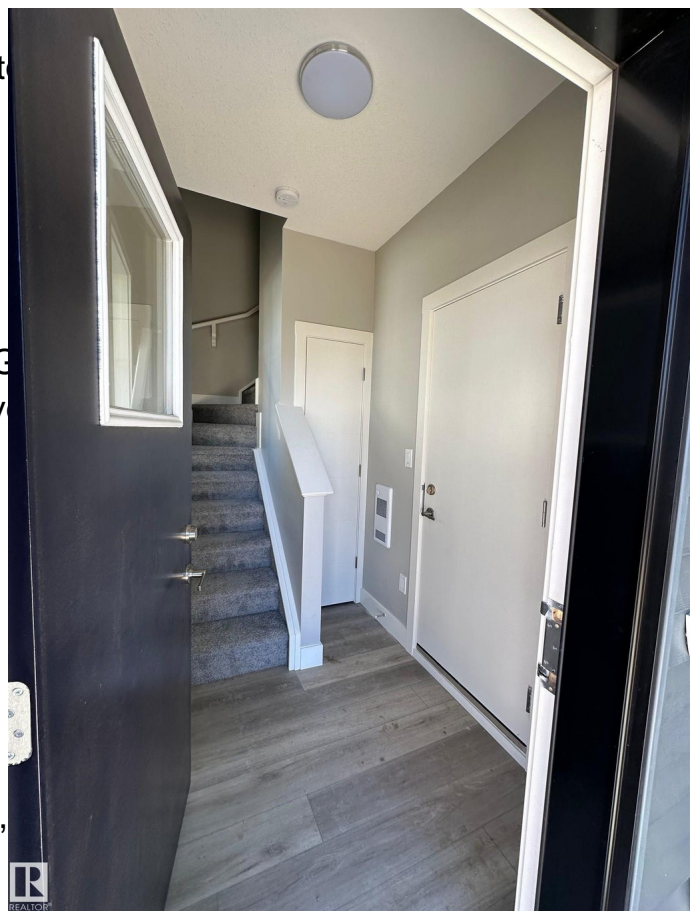
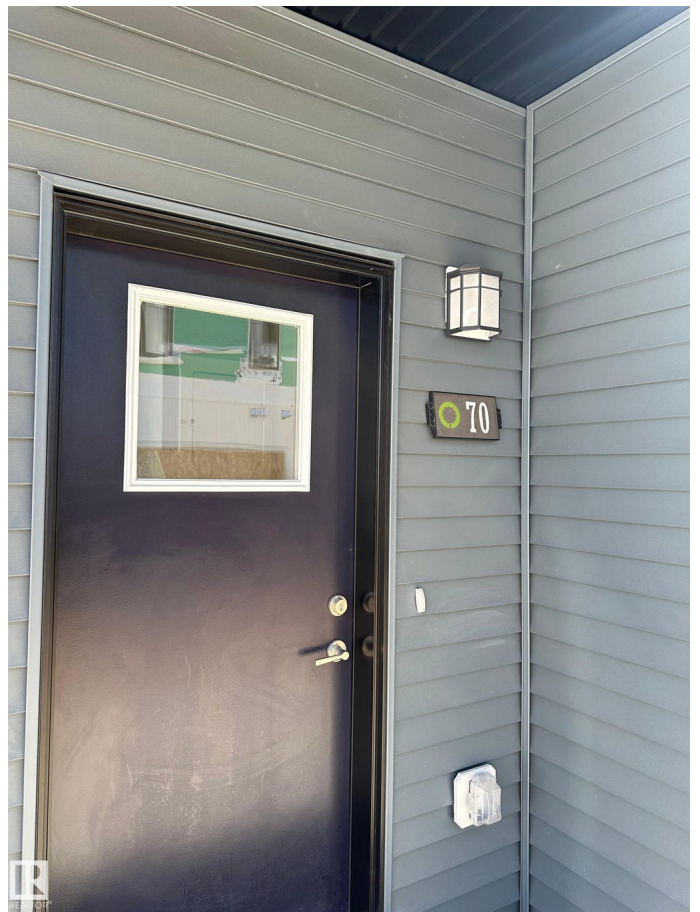
Amenities	Carbon Monoxide Detect Smart/Program. Thermostat,
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G Hood Fan, Refrigerator, Stov
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Slab



**Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$295

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Listing information last updated on August 8th, 2025 at 1:02pm MDT