

## \$499,000 - 2636 Chokecherry Lane, Edmonton

MLS® #E4453758

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This immaculate home is in the Orchards At Ellerslie Just walking distance from school and featuring 9 ft ceilings on the main floor with an open space concept ,includes a Huge great room, large center island, Stainless steel appliances, and pantry in Kitchen, Two Pc powder room completes the main floor .The second floor has a large Primary bedroom with walk in closet and ensuite bathroom. Two additional decent sized bedrooms, upstairs laundry and linen closet Plus additional full bathroom . The home has great curb appeal with its large front porch and spacious backyard and Oversized Double Garage Walking Distance to School , SEPARATE ENTRANCE IS BACK SIDE FROM HOUSE.

Built in 2018

### Essential Information

MLS® #	E4453758
Price	\$499,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2018



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2636 Chokecherry Lane
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	Zone 53

HOA Fees 422

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 August 20th, 2025 at 11:02am MDT