

\$549,900 - 220 Orchards Boulevard, Edmonton

MLS® #E4423100

\$549,900

3 Bedroom, 2.50 Bathroom, 1,691 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

STUNNING, ELEGANT & MODERN! Check out this just under 1,700 sqft Half Duplex w/ DOUBLE FRONT ATTACHED GARAGE and SEPARATE SIDE ENTRANCE. Stylish-Bright Foyer greets you & fabulous open-concept floor plan will impress you with spaciousness. Inviting main floor features; large living room, functional Kitchen fitted with stainless steel appliances, modern cabinetry, Pantry-Closet, large island, separate dining & 2-Pc washroom. Upstairs; Welcoming Family room, Large Master Bedroom w/ 4-PC ensuite & Walk-in Closet, decent size additional 2 bedrooms, 4-PC Bathroom & full Laundry completes upper floor. Bright basement with 9-ft ceiling & 2 big windows challenges your creativity to develop 2 bedroom legal basement suite. GREEN-BUILT features include; tankless water system, HRV, Eco-Bee thermostat, upgraded insulation, energy star appliances, low E windows, low VOC paint & much more. Close to Schools, Playgrounds, Public Transportation, Shopping with easy access to major highways makes it Perfect desirable home.



Built in 2024

Essential Information

| | |
|--------|-----------|
| MLS® # | E4423100 |
| Price | \$549,900 |

| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,691 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 220 Orchards Boulevard |
| Area | Edmonton |
| Subdivision | The Orchards At Ellerslie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 2G9 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Flat Site, Partially Landscaped, Playground Nearby, |

| | |
|--------------|--------------------------|
| | Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 53 |
| HOA Fees | 400 |
| HOA Fees Freq. | Annually |

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Listing information last updated on March 14th, 2025 at 12:32am MDT