

\$345,000 - 460 Orchards Boulevard Sw, Edmonton

MLS® #E4252962

\$345,000

3 Bedroom, 3.00 Bathroom, 1,237 sqft
Single Family on 0.00 Acres

Orchards At Ellerslie The, Edmonton, AB

Feels brand new plus it's affordable, a 2 storey half duplex in desirable Orchards in Ellerslie. Step into the main floor open concept with a flow thru living room, dinette and kitchen all in matching laminate. The kitchen has been upgraded with quartz kitchen island, countertops along with stainless steel appliances. Master bedroom has a private 3pc ensuite and comfortable size walk in closet. Upstairs also includes 2 additional bedrooms, a separate 4pc. bathroom and conveniently washer and dryer. South Facing Backyard has a poured garage pad for 2 vehicles. Within walking distance to new schools, walking paths along with the Orchards Residential Recreational Park with it's abundance of amenities including playground, spray park, tennis courts and skating rink. This is a very attractive price point for wonderfully maintained home.

Built in 2016

Essential Information

MLS® #	E4252962
Price	\$345,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,237
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

Community Information

Address	460 Orchards Boulevard Sw
Area	Edmonton
Subdivision	Orchards At Ellerslie The
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2C3

Amenities

Features	Deck
Parking	Parking Pad Cement or Paved, Stall

Interior

Interior	Carpet, See Remarks, Vinyl Plank
Interior Features	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Additional Information

Date Listed July 5th, 2021

HOA Fees 410.00

HOA Fees Freq. Annually

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