## \$419,000 - 13 603 Orchards Boulevard, Edmonton

MLS® #E4428768

## \$419,000

3 Bedroom, 2.50 Bathroom, 1,478 sqft Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this stunning 2023-built townhouse, offering the perfect blend of modern style and functionality. This spacious corner-lot home features three bedrooms, two and a half bathrooms, and a Unfinished basement. Enjoy the convenience of an attached double-car garage with visitor parking just behind the house. Step inside to find an open-concept layout that seamlessly connects the living, dining, and kitchen areas. The sleek kitchen is perfect for cooking enthusiasts, and the spacious bedrooms provide a comfortable retreat at the end of the day. Outside, you'II love the deck area, ideal for outdoor relaxation and entertaining. Plus, with parks, playgrounds, and various amenities just a short distance away, this location has it all. Don't miss the chance to make this beautiful townhouse your new home!

Built in 2023

## **Essential Information**

MLS® # E4428768 Price \$419,000

Bedrooms 3

Bathrooms 2.50

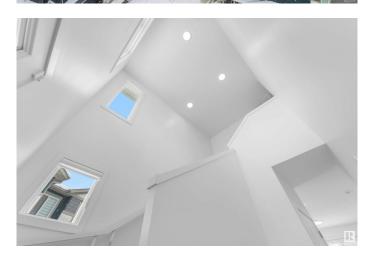
Full Baths 2

Half Baths 1

Square Footage 1,478







Acres 0.00 Year Built 2023

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 13 603 Orchards Boulevard

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2W8

**Amenities** 

Amenities Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking

Home

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan,

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, Corner Lot, Golf Nearby, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

**Additional Information** 

Date Listed April 3rd, 2025

Days on Market 29

Zoning Zone 53

HOA Fees 450

HOA Fees Freq. Annually

Condo Fee \$161

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 May 2nd, 2025 at 2:32am MDT