

# \$515,000 - 1725 Plum Crescent, Edmonton

MLS® #E4431351

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,771 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

RARE PIE LOT HALF DUPLEX WITH 1700+ SQFT, 3 BEDS, 2.5 BATHS & ATTACHED GARAGE IN THE ORCHARDS AT ELLERSLIE! Welcome to 1725 Plum Crescent—set on a massive pie-shaped lot with a full deck, fenced yard, side entrance, and central A/C! Inside you’ll find open-concept living with oversized windows, a cozy electric fireplace, and stylish vinyl plank flooring throughout. The chef’s kitchen features quartz countertops, a gas range, pantry, and ample cabinetry. Upstairs offers a spacious bonus room—ideal for a home office or TV nook—plus 3 bedrooms, laundry room, and 2 full bathrooms. Located in The Orchards, with amazing amenities like a splash park, skating rink, tennis & basketball courts, clubhouse, community garden & more! Walking distance to Jan Reimer School, off-leash park, groceries & everyday essentials. Quick access to Anthony Henday, Calgary Trail & just 20 mins to the airport. Take a look today and get ready to move right on in—this is the one you’ve been waiting for!



Built in 2022

## Essential Information

MLS® # E4431351  
Price \$515,000

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,771         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1725 Plum Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Z8                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 2   |
| Parking        | Front Drive Access, Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Jan Reimer School (K-6) |
| Middle     | Jan Reimer School (7-9) |
| High       | J. Percy Page School    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 53          |
| HOA Fees       | 428.57           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 6:47pm MDT