

# \$539,900 - 226 Orchards Boulevard, Edmonton

MLS® #E4451454

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,871 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to your dream abode! Nestled in a serene neighborhood of Orchards, this exquisite double garage duplex offers 1870 sq ft of thoughtfully designed living space, ideal for families seeking comfort and modern amenities. With a perfect blend of functionality and elegance, this home is a rare find in today’s market! Featuring a spacious main floor office/den, ideal for remote work or study, this property is perfect for today’s lifestyle. Upstairs, you’ll find three generously sized bedrooms, including a luxurious master suite with its own ensuite, complemented by an additional full bathroom for family convenience. The highlight? A versatile bonus room that can be tailored to your needs—playroom, media center, or extra guest space! Don’t miss the chance to make this beautiful duplex your own. Experience the perfect blend of style, comfort, and community!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451454  |
| Price      | \$539,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,871                |
| Acres          | 0.00                 |
| Year Built     | 2024                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 226 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2G9                   |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Double Garage Attached    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 22               |
| 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 28th, 2025 at 12:47pm MDT