

# \$499,900 - N/A, Edmonton

MLS® #E4449326

## \$499,900

3 Bedroom, 2.50 Bathroom, 1,462 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Your dream home in The Orchards at Ellerslie awaits you with a SEPERATE ENTRANCE! Welcome to the stunning "Emerson Model" by Excel Homes, where modern comfort seamlessly blends with luxurious design. This exquisite 3-bedroom, 2.5-bathroom duplex features a double front attached garage! The main floor offers an open floor plan with kitchen island and a cozy dinning area. Nestled in a naturally beautiful area, The Orchards is defined by its fruit trees, colorful blossoms, and oversized green spaces. Residents enjoy exclusive access to a private club with a recreation center, spray park, and picnic area, making it a haven for family fun. Tree-lined walkways and parks offer the perfect backdrop for outdoor activities, while the rich architectural details and affordable pricing make this one of south Edmonton's most sought-after communities. Don't miss out on this perfect blend of style, space, and location!



Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449326  |
| Price     | \$499,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,462         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | N/A                       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3J4                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed July 24th, 2025

Days on Market 9

Zoning Zone 53

HOA Fees Freq. Annually

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Listing information last updated on August 2nd, 2025 at 4:32pm MDT