

## \$475,000 - 465 Orchards Boulevard, Edmonton

MLS® #E4431760

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Located in The Orchards close to schools, shopping and many amenities. This fully finished home features 4 bedrooms, 3.5 bathrooms, a fully finished basement and detached garage. Recent upgrades include lighting, epoxy garage floor and a brand new HWT. The main floor has a bright, open floorplan - perfect for entertaining or family time. The kitchen has ample cupboard and counter space, stainless appliances, quartz counters and a centre island. The dining area is spacious with room for a bar, or coffee station, and access to the backyard. Upstairs you'll find the primary suite, complete with a walk in closet and full ensuite. There are 2 more bedrooms, another full bath and laundry upstairs. The basement is home to a second living space, a 4th bedroom and another full bath. This home is a MUST SEE!

Built in 2017

### Essential Information

MLS® #	E4431760
Price	\$475,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,318



Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	465 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2C8

### Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	April 18th, 2025
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Days on Market 9  
Zoning Zone 53  
HOA Fees 140  
HOA Fees Freq. Annually

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