

## \$469,000 - 4707 Crabapple Run, Edmonton

MLS® #E4426896

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning View â€¢ Adjacent to a walking trail

â€¢ Half Duplex. No Condo Fees â€¢

Welcome to the upscale lifestyle community, the Orchards at Ellerslie. This south-facing backyard, front-attached single garage half duplex is designed by Brookfield with 1726 square feet. 9ft ceiling on main and basement. A spacious foyer leads up to the main floor, featuring an open-concept kitchen with a large quartz countertop, corner pantry, and stainless steel appliances. A large window in the living room offers a refreshing view of greenery. The upper floor includes a bonus room, a laundry room, and two spacious bedrooms with a full bathroom, one of which has a walk-in closet. The master bedroom boasts a 4-piece en-suite bathroom and a deep walk-in closet. The basement is ready for your creative touch. Conveniently located near schools, South Common Shopping Centre, and Anthony Henday. K-9 in community. A MUST-SEE property!

Built in 2012

### Essential Information

MLS® # E4426896

Price \$469,000

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4707 Crabapple Run
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y7

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                JAN REIMER SCHOOL  
Middle                      JAN REIMER SCHOOL  
High                        J. PERCY PAGE SCHOOL

**Additional Information**

Date Listed                March 21st, 2025  
Days on Market        28  
Zoning                      Zone 53  
HOA Fees                  400  
HOA Fees Freq.        Annually

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