# \$669,000 - 584 Orchards Boulevard, Edmonton

MLS® #E4430293

#### \$669,000

4 Bedroom, 3.50 Bathroom, 2,149 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Impeccably maintained and a fantastic location makes for the perfect place to call home. This 4 bed, 4bath home is in a culdesac and backing a walking path. Step into a spacious foyer that flows into a beautiful open concept main floor. With a chef inspired kitchen, soft close cabinets, island and sit up breakfast bar, make it perfect for entertaining. A large dining area and living rm are flooded with tons of natural light from the Sth facing backyard. Take the party outdoors onto your new deck and patio. Upstairs is the ideal layout with the primary and spa ensuite one wing, and 2 bedrooms, full bath and laundry, separated by a large bonus room. Downstairs a big bedroom, full bath and a good size family room. Let's not forget, A/C, garage heater, tankless HW, water softener and more. The school is a 5 min walk out your back gate, and the fantastic Orchards clubhouse is close by, to skate, toboggan, play basketball, tennis, picnic and play in the spray park. This home and location is absolutely fabulous!





Built in 2017

#### **Essential Information**

MLS® # E4430293 Price \$669,000

Bedrooms 4

Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 2,149 Acres 0.00 Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 584 Orchards Boulevard

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2B8

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Deck, No Animal

Home, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop

Electric, Washer, Water Softener, Window Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees,

Playground Nearby, Public Ti

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Jan Reimer

## **Additional Information**

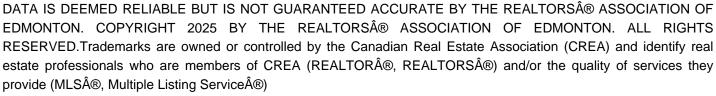
Date Listed April 11th, 2025

Days on Market 9

Zoning Zone 53

HOA Fees 450

HOA Fees Freq. Annually



Listing information last updated on April 20th, 2025 at 9:02am MDT

