

## \$529,808 - 261 Orchards Boulevard, Edmonton

MLS® #E4436212

**\$529,808**

4 Bedroom, 3.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

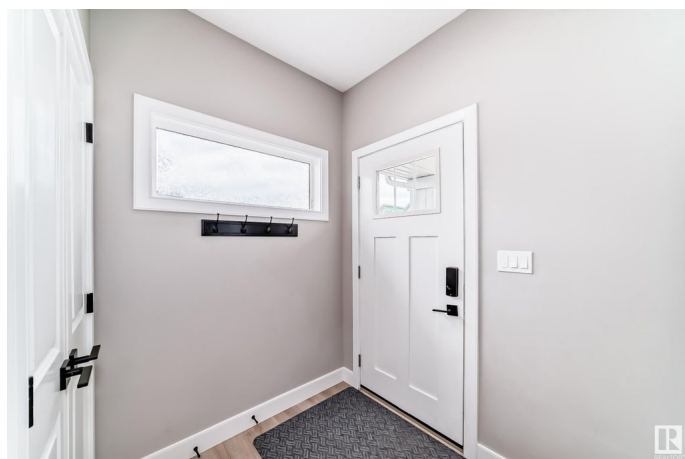
The Orchards At Ellerslie, Edmonton, AB

LEGAL SUITE on a FULLY LANDSCAPED CORNER LOT with double detached garage and central A/C! Upstairs suite features durable vinyl plank flooring throughoutâ€”no carpetâ€”3 bedrooms, 2.5 baths, including a primary with walk-in closet and 4-pc ensuite. Bright kitchen with quartz countertops, undermount sink, stainless steel appliances, walk-in pantry, plus convenient upstairs laundry and a half bath off the back entry. Basement suite has its own private side entrance, full kitchen, 1 bedroom, 4-pc bath, and separate laundry. Each suite enjoys its own private yard space. A fantastic investment or multi-family living opportunity!

Built in 2021

### Essential Information

MLS® #	E4436212
Price	\$529,808
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2021
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	261 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Y6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Club House, Detectors Smoke, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 12th, 2025
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Days on Market	3
Zoning	Zone 53
HOA Fees	405
HOA Fees Freq.	Annually

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Listing information last updated on May 15th, 2025 at 4:02pm MDT