

# \$364,900 - 3 3305 Orchards Link, Edmonton

MLS® #E4450010

**\$364,900**

3 Bedroom, 2.50 Bathroom, 1,459 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

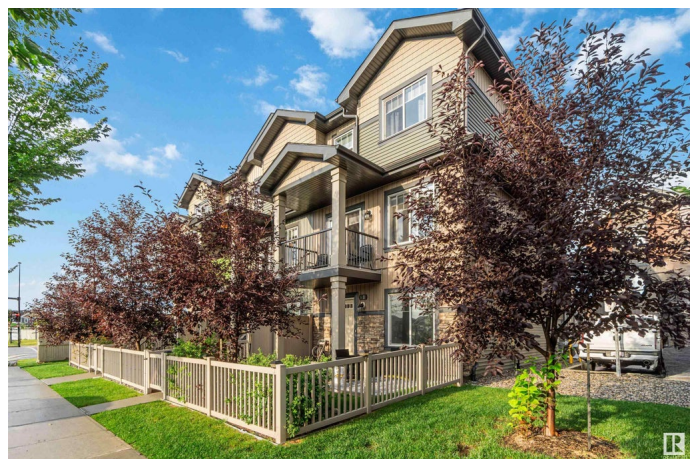
Welcome to The Orchards, one of South Edmonton's most desirable and family-friendly communities! This beautiful END-UNIT townhome offers extra privacy, and tons of natural light – the perfect blend of comfort, space, and style. 3 spacious bedrooms plus a main floor office, ideal for growing families or remote work. Enjoy 2.5 bathrooms, including a private ensuite and walk-in closet in the primary bedroom. The open-concept main floor features a large living and dining area perfect for entertaining. Cook like a pro in the modern kitchen with quartz countertops, oversized island, and stainless steel appliances, upgraded railing. Step outside to your private balcony with artificial turf – perfect for relaxing or adding your favorite planters. Keep your vehicles secure with the double attached garage. Thoughtfully designed with stylish finishes, modern lighting, and in-suite laundry for everyday convenience. Located close to parks, schools, playgrounds, and major roadways – this home truly checks all the boxes!

Built in 2021

## Essential Information

MLS® # E4450010

Price \$364,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	3 3305 Orchards Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	428.57
HOA Fees Freq.	Annually
Condo Fee	\$263

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Listing information last updated on July 30th, 2025 at 12:32am MDT