

## \$635,000 - 2320 Chokecherry Close, Edmonton

MLS® #E4463503

**\$635,000**

3 Bedroom, 2.50 Bathroom, 2,029 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautifully maintained 2-story home in The Orchards At Ellerslie blends charm and functionality. Enjoy spacious living areas, modern finishes, and a bright open-concept layout with large windows. The chef's kitchen features sleek countertops, ample cabinetry, a huge island, and updated appliances. Upstairs offers 3 bedrooms, 2 bathrooms, an office, bonus room, and laundry. Relax in the private yard backing onto a pond—ideal for barbecues or stargazing. Includes a front double-car garage and basement with side entrance for future rental suite. Close to parks, schools, and amenities, this home offers comfort and convenience in a peaceful setting.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463503  |
| Price          | \$635,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,029     |
| Acres          | 0.00      |
| Year Built     | 2019      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2320 Chokecherry Close    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2M7                   |

### Amenities

|               |                                            |
|---------------|--------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, Exterior Walls- 2"x6" |
| Parking       | Double Garage Attached                     |
| Is Waterfront | Yes                                        |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplaces        | Glass Door, Remote Control                                                                                                                |
| Stories           | 2                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                          |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                    |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 24th, 2025 |
|-------------|--------------------|

Days on Market     3  
Zoning                Zone 53  
HOA Fees            450  
HOA Fees Freq.    Annually



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