# \$529,500 - 467 Orchards Boulevard, Edmonton

MLS® #E4457992

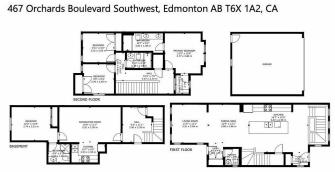
#### \$529,500

4 Bedroom, 3.50 Bathroom, 1,681 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This Orchards gem comes with a fully finished BASEMENT IN LAW SUITE featuring a second kitchen, flex room, large bedroom with ensuite bath, and big windows for plenty of light. Main Floor & Upstairs, the rare corner home offers nearly 1,700 sq.ft. of open concept living with soaring ceilings and an open-to-below entry that creates a bright, airy feel. The oversized kitchen island provides exceptional counterspace, complemented by stainless steel appliances and a formal living area at the back that opens onto a great-sized deck and yardâ€"ideal for family time or entertaining. The upper level includes a spacious primary bedroom with walk-in closet and 4pc ensuite, plus two additional bedrooms and a full bath. Thoughtful design, abundant natural light, and a double detached garage complete this one-of-a-kind property. See it to believeâ€"this home is unlike anything you've experienced!







Built in 2017

#### **Essential Information**

MLS® # E4457992 Price \$529,500

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,681 Acres 0.00

Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 467 Orchards Boulevard

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2C8

### **Amenities**

Amenities Ceiling 9 ft., Deck, Guest Suite, No Animal Home, No Smoking Home,

Smart/Program. Thermostat, Secured Parking, See Remarks

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary JAN REIMER SCHOOL

## **Additional Information**

Date Listed September 16th, 2025

Days on Market 30

Zoning Zone 53

HOA Fees 450

HOA Fees Freq. Annually

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