

Courtesy Of Andy T Huynh Of Exp Realty

# \$489,963 - 696 Orchards Boulevard, Edmonton

MLS® #E4416225

**\$489,963**

3 Bedroom, 2.50 Bathroom, 1,523 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to your dream home in The Orchards at Ellerslie, a vibrant and picturesque community in South Edmonton! This stunning new build offers 3 spacious bedrooms, 2.5 bathrooms, and a separate side entrance, making it perfect for growing families or future legal suite. Nestled in a naturally beautiful area, The Orchards is defined by its fruit trees, colorful blossoms, and oversized green spaces. Residents enjoy exclusive access to a private club with a recreation center, spray park, and picnic area, making it a haven for family fun. Tree-lined walkways and parks offer the perfect backdrop for outdoor activities, while the rich architectural details and affordable pricing make this one of south Edmonton's most sought-after communities. Don't miss out on this perfect blend of style, space, and location!

Built in 2024

## Essential Information

MLS® #	E4416225
Price	\$489,963
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,523



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	696 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C2

### **Amenities**

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 17th, 2024
Days on Market	114
Zoning	Zone 53

HOA Fees Freq. Annually



The Flex-z  
1,537 Sq. Ft.



MAIN FLOOR  
756 Sq. Ft. 9 Ft. ceiling



SECOND FLOOR  
781 Sq. Ft.



Elevation E

daytonahomes.ca

This plan is the property of Daytona Homes Inc. All rights reserved. Including the right of reproduction in whole or in part. Image shown is an artist rendering. Dimensions shown are approximate and are subject to change. Please consult your Daytona Sales Consultant.



CRAFTED WITH CARE



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 10:47pm MDT