

# \$850,000 - 2539 Orchards Way, Edmonton

MLS® #E4427515

**\$850,000**

6 Bedroom, 3.50 Bathroom, 2,679 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully designed 2-story home in the highly sought-after Orchards, offering over 3,800 sq. ft. of total living space! Ideally located next to Jan Reimer Public K-9 and Divine Mercy Catholic K-6, this home provides unmatched convenience for families. Step inside to discover a spacious main floor featuring a large den/office, an open-concept kitchen with a huge island & a commercial-size fridge, & a bright, inviting living room with a cozy fireplace—perfect for relaxing or entertaining. Upstairs, the primary suite boasts a luxurious 5-piece ensuite, complemented by three additional generous bedrooms, a family bathrm, & a convenient upper-floor laundry. The professionally finished basement adds even more living space, offering two bedrooms, a full bath, and a large recreational room—ideal for extended family or guests. Outside, enjoy the huge composite deck with a peaceful side pond view, creating a serene outdoor retreat. Full access to the Orchards club house with various amenities.

Built in 2018

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427515  |
| Price    | \$850,000 |
| Bedrooms | 6         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,679                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2539 Orchards Way         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2E1                   |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, Playground Nearby, Public |

|              |                                      |
|--------------|--------------------------------------|
|              | Transportation, Schools, See Remarks |
| Roof         | Asphalt Shingles                     |
| Construction | Wood, Stone, Vinyl                   |
| Foundation   | Concrete Perimeter                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 40               |
| Zoning         | Zone 53          |
| HOA Fees       | 428.57           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 5th, 2025 at 6:32pm MDT