

## \$349,900 - 4033 Orchards Drive, Edmonton

MLS® #E4449673

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,238 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This wonderful townhome blends comfort, style, and community in one of Edmonton's most vibrant & sought after neighbourhoods. This 3-bedroom, 2.5-bath townhome features an open-concept main floor with quartz countertops, stainless steel appliances, and a spacious kitchen island perfect for gathering. Enjoy the convenience of a double attached garage, upper-floor laundry, and a private fenced yard with a gas BBQ hookup. The Orchards at Ellerslie offers unmatched amenities: a residents' centre with a splash park, skating rink, tennis courts, playgrounds, and year-round events. Scenic trails, nearby schools, and beautifully landscaped parks complete the picture. Whether you're hosting in the bright living space or unwinding in the serene bedrooms, this home offers more than just comfort, it's a lifestyle built around connection, recreation, and belonging. Come and feel right at home.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449673  |
| Price     | \$349,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,238             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4033 Orchards Drive       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1V2                   |

### Amenities

|                |                                                                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Closet Organizers, Club House, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Visitor, Racquet Courts, Recreation Room/Centre, Tennis Courts, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                      |
| Parking        | Double Garage Attached                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Partial, Unfinished                                                                  |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public |

|              |                                                          |
|--------------|----------------------------------------------------------|
|              | Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                         |
| Construction | Wood, Vinyl                                              |
| Foundation   | Concrete Perimeter                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 114             |
| Zoning         | Zone 53         |
| HOA Fees       | 449.99          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$255           |

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 November 15th, 2025 at 3:32pm MST