

# \$460,000 - 345 Orchards Boulevard, Edmonton

MLS® #E4446012

**\$460,000**

3 Bedroom, 2.50 Bathroom, 1,637 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this immaculate 3 bed, 2.5 bath Daytona-built home in the Orchards of Ellerslie! Offering 1,636 sq. ft., this well-maintained home features a stunning kitchen with a large island with seating, plenty of cabinets, and stainless steel appliances â€” perfect for family meals and entertaining. Upstairs has 3 bedrooms and a 4pc bath, including a spacious primary suite with a walk-in closet and full bath. The basement is unfinished and ready for your ideas. Enjoy central A/C, a double detached garage, and a fenced backyard with a deck for summer BBQs. Located in a family-friendly community within walking distance to two schools, grocery stores, rec centre, spray park, skating rink, playground, and tree-lined walking paths. Move-in ready and close to everything your family needs!

Built in 2016

## Essential Information

MLS® #	E4446012
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,637



Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	345 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Y9

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Jan Reimer
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Middle	Divine Mercy
High	J. Percy Page

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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