

# \$315,000 - 122 3305 Orchards Link Link, Edmonton

MLS® #E4453120

**\$315,000**

2 Bedroom, 2.50 Bathroom, 1,217 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this 1,200+ sq. ft. townhome located in the vibrant community of The Orchards at Ellerslie in South Edmonton. Featuring exceptional finishes and upgrades throughout, this home is sure to impress. The modern kitchen with plenty of cabinets and corner pantry boasts quartz countertops, stainless steel appliances, and a spacious eat-up island, all overlooking the bright open-concept living and dining areas—perfect for entertaining or everyday living. Upstairs, you’ll find two primary bedrooms, each with its own private ensuite, offering comfort and privacy for all. Additional highlights include a double attached garage and access to The Orchards Residents Association, where you’ll enjoy exclusive amenities such as monthly community events, tennis courts, a splash park, hockey rink, playground, and so much more. This is more than a home—it’s a lifestyle. Don’t miss your opportunity to make it yours!

Built in 2018

## Essential Information

MLS® #	E4453120
Price	\$315,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	122 3305 Orchards Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            August 15th, 2025

Days on Market      3

Zoning                Zone 53

HOA Fees             450

HOA Fees Freq.      Annually

Condo Fee            \$234

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