

## **\$669,000 - 584 Orchards Boulevard, Edmonton**

MLS® #E4430293

**\$669,000**

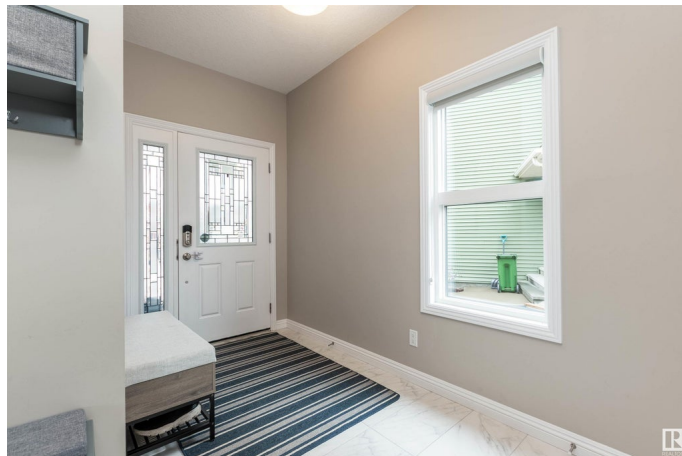
4 Bedroom, 3.50 Bathroom, 2,149 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Impeccably maintained and a fantastic location makes for the perfect place to call home. This 4 bed, 4bath home is in a culdesac and backing a walking path. Step into a spacious foyer that flows into a beautiful open concept main floor. With a chef inspired kitchen, soft close cabinets, island and sit up breakfast bar, make it perfect for entertaining. A large dining area and living rm are flooded with tons of natural light from the Sth facing backyard.

Take the party outdoors onto your new deck and patio. Upstairs is the ideal layout with the primary and spa ensuite one wing, and 2 bedrooms, full bath and laundry, separated by a large bonus room. Downstairs a big bedroom, full bath and a good size family room. Let's not forget, A/C, garage heater, tankless HW, water softener and more. The school is a 5 min walk out your back gate, and the fantastic Orchards clubhouse is close by, to skate, toboggan, play basketball, tennis, picnic and play in the spray park. This home and location is absolutely fabulous!



Built in 2017

### **Essential Information**

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Price \$669,000

Bedrooms 4

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,149                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 584 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2B8                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Water Softener, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                                 |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public T |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stone, Vinyl                                 |
| Foundation        | Concrete Perimeter                                 |



**School Information**

|            |            |
|------------|------------|
| Elementary | Jan Reimer |
|------------|------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 2:02pm MDT