

## \$330,000 - 133 3305 Orchards Link Link, Edmonton

MLS® #E4447175

**\$330,000**

2 Bedroom, 2.50 Bathroom, 1,253 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this charming 2016-built townhouse located in the vibrant community of The Orchards. This well-maintained home offers 2 spacious bedrooms, each with its own private ensuite—perfect for added comfort and convenience. With 2.1 bathrooms in total, a functional layout, and a bright, open living space, this property is ideal for first-time buyers or investors. The kitchen, living, and dining areas flow seamlessly, and the fresh coat of paint throughout makes this home feel brand new. Enjoy your morning coffee on the private balcony, complete with a gas line for BBQ, and take advantage of the attached 2-car garage. Affordable condo fees make this a great option for low-maintenance living. The Orchards is known for its family-friendly atmosphere and access to community amenities like parks, walking trails, and the Residents Association clubhouse. Situated close to schools, public transit, and shopping, this home offers comfort, value, and convenience in a well-connected location.

Built in 2016

### Essential Information

MLS® #	E4447175
Price	\$330,000
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,253
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	133 3305 Orchards Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Tennis Courts, Rooftop Deck/Patio
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	JAN REIMER SCHOOL
Middle	JAN REIMER SCHOOL
High	J. PERCY PAGE SCHOOL

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	66
Zoning	Zone 53
HOA Fees	440
HOA Fees Freq.	Annually
Condo Fee	\$224

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