

## \$409,900 - 468 Orchards Boulevard, Edmonton

MLS® #E4441858

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover this charming 2-story half duplex in Ellerslie's desirable Orchards! The open-concept main floor boasts seamless flow between the living room, dinette, and kitchen, all with durable laminate. The upgraded kitchen is a chef's delight: quartz counters, a spacious island, elegant mosaic backsplash, and sleek stainless steel appliances. Upstairs, the master bedroom is a private oasis with a luxurious 4-pc ensuite and a generous walk-in closet. Two more bedrooms, another full 4-pc bathroom, and convenient upstairs laundry complete this level. The drywalled basement offers future development potential. Enjoy the south-facing backyard and double garage. Location is prime: walk to schools, scenic paths, and the incredible Orchards Residents Association Recreational Park with its playground, spray park, tennis courts, and skating rink—all steps away! This wonderfully maintained home offers an exceptionally attractive price point. Live vibrantly in this community!

Built in 2016

### Essential Information

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Price \$409,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,313         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 468 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2C8                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 74              |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 25th, 2025 at 1:47pm MDT