

## \$639,900 - 2963 Chokecherry Common, Edmonton

MLS® #E4444439

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,248 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Must-see fully upgraded 2,247 sqft Brookfield 2-storey smart home! Main floor features a spacious open-concept great room with electric fireplace and a chef-style kitchen complete with gas stove, wine fridge, upgraded stainless steel appliances, wall-to-wall cabinets, and extended counters with plenty of natural life. Walkthrough pantry offers added storage and access to the mudroom. Covered deck backs a scenic walking trail leading to two nearby schools. Upstairs has a bonus room, two generous bedrooms, full bath, large laundry room, and a luxurious primary suite with vaulted ceilings, spa-like ensuite featuring soaking tub, stand-up shower, and an incredible 15-ft walk-in closet. Smart features include app-controlled sump pump, front door, garage door, and lighting. This home shows 10/10!

Built in 2020

### Essential Information

MLS® #	E4444439
Price	\$639,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,248



Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2963 Chokecherry Common
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2M3

### Amenities

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary                Jan Reimer School

### **Additional Information**

Date Listed                June 26th, 2025

Days on Market        49

Zoning                    Zone 53

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Listing information last updated on August 14th, 2025 at 4:32am MDT