

## \$340,000 - 80 3305 Orchards Link Link, Edmonton

MLS® #E4449734

**\$340,000**

3 Bedroom, 2.50 Bathroom, 1,228 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this well-maintained 3-bedroom, 2.5-bath townhome featuring low condo fees and a double attached garage! The main floor offers an inviting open-concept layout with a spacious living room, upgraded lighting, and a stylish kitchen complete with an island and modern finishes. Enjoy meals in the designated dining area or step out to your private patio. Upstairs, youâ€™™ll find three generously sized bedrooms, a full bathroom, and linen closet. The private primary suite with walk-in closet and ensuite. The lower level includes the double garage, laundry area, furnace, and ample storage. Ideally located close to all amenities and public transportationâ€™™this home checks all the boxes!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449734  |
| Price          | \$340,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,228     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2017              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 80 3305 Orchards Link Link |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2H1                    |

### Amenities

|           |                                                                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking   | Double Garage Attached                                                                                                                                            |

### 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, Stucco, Vinyl                                                     |
| Exterior Features | Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Stucco, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 11       |
| Zoning         | Zone 53  |
| HOA Fees       | 428.57   |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$235    |

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Listing information last updated on August 5th, 2025 at 3:02pm MDT