# **\$609,900 - 2364 Muckleplum Way, Edmonton**

MLS® #E4453138

#### \$609,900

4 Bedroom, 3.00 Bathroom, 2,271 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the Rosewood by Excel Homes, nestled in the heart of The Orchards community. Thoughtfully designed with families in mind, this Built Green Certified home is 4 bedroom, 3 full bath and 2270 sq ft. Featuring a Den with full bath on the main floor. A side entrance and efficient basement design with 9' ceilings allow for potential future revenue suite development. ITS ALL INCLUDED: Full yard landscaping, all appliances included, Blinds throughout, and Move In Concierge service making moving a breeze! Enjoy the lifestyle The Orchards offers, with two schools within walking distance, splash park, playground, tennis courts, skating areas, community garden, clubhouse, and quick access to shopping, dining, and entertainment at South Edmonton Commonâ€"just 10 minutes away. Whether you're growing your family or looking for more space, this home has it all.

Built in 2025

#### **Essential Information**

MLS® # E4453138 Price \$609,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3







Square Footage 2,271 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 2364 Muckleplum Way

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 3K1

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors

Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, Tennis Courts, See Remarks, Green Building, HRV System,

9 ft. Basement Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage

Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric,

Washer - Energy Star

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 15th, 2025

Days on Market 78

Zoning Zone 53 HOA Fees 428.57

HOA Fees Freq. Annually

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