

## \$799,900 - 238 Orchards Blvd, Edmonton

MLS® #E4459885

**\$799,900**

7 Bedroom, 5.00 Bathroom, 2,237 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

3 UNITS in 1 Property. Better than new! 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE. This never-lived-in single-family home is a rare opportunity with incredible flexibility and income potential. Featuring brand-new upgraded appliances, the main home offers 4 spacious bedrooms and modern finishes throughout. Downstairs, youâ€™ll find a fully legal 2-bedroom basement suite, plus a separate 1-bedroom garden suiteâ€”perfect for generating strong cash flow or using as a mortgage helper. Live in luxury while offsetting your costs, or rent out all three spaces as a high-performing investment. Ideally located near schools, parks, and everyday amenities, this home is designed for both lifestyle and long-term value. Whether youâ€™re an investor or a buyer looking to live mortgage-free, this property checks every box.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459885  |
| Price          | \$799,900 |
| Bedrooms       | 7         |
| Bathrooms      | 5.00      |
| Full Baths     | 5         |
| Square Footage | 2,237     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 238 Orchards Blvd         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2G9                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks |
| Heating           | Forced Air-2, Natural Gas                                                                    |
| Stories           | 3                                                                                            |
| Has Suite         | Yes                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding                       |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Schools, See Remarks |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding                       |
| Foundation        | Slab                                                          |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 27th, 2025 |
|-------------|----------------------|

Days on Market 34

Zoning Zone 53

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Listing information last updated on October 31st, 2025 at 11:17am MDT