

## **\$669,000 - 584 Orchards Boulevard, Edmonton**

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MLS® #E4430293

**\$669,000**

4 Bedroom, 3.50 Bathroom, 2,149 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Impeccably maintained and a fantastic location makes for the perfect place to call home. This 4 bed, 4bath home is in a culdesac and backing a walking path. Step into a spacious foyer that flows into a beautiful open concept main floor. With a chef inspired kitchen, soft close cabinets, island and sit up breakfast bar, make it perfect for entertaining. A large dining area and living rm are flooded with tons of natural light from the Sth facing backyard.

Take the party outdoors onto your new deck and patio. Upstairs is the ideal layout with the primary and spa ensuite one wing, and 2 bedrooms, full bath and laundry, separated by a large bonus room. Downstairs a big bedroom, full bath and a good size family room. Let's not forget, A/C, garage heater, tankless HW, water softener and more. The school is a 5 min walk out your back gate, and the fantastic Orchards clubhouse is close by, to skate, toboggan, play basketball, tennis, picnic and play in the spray park. This home and location is absolutely fabulous!



Built in 2017

### **Essential Information**

MLS® # E4430293

Price \$669,000

Bedrooms 4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,149
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	584 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2B8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Jan Reimer
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**Additional Information**

Date Listed	April 11th, 2025
Days on Market	16
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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