

# \$354,000 - 9 3305 Orchards Link, Edmonton

MLS® #E4453333

**\$354,000**

3 Bedroom, 2.50 Bathroom, 1,259 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to The Orchards at Ellerslie! This end unit townhouse offers modern style, extra windows for natural light, and a bright open concept layout. The contemporary kitchen features stainless steel appliances, plenty of counter space, and flows seamlessly into the living and dining areas, perfect for family living and entertaining. Upstairs youâ€™ll find a spacious primary bedroom with walk-in closet and ensuite bath. The lower level includes a double attached garage and extra storage. Enjoy a private fenced yard that is ideal for kids, pets, or summer BBQs. The Orchards is a vibrant community with schools, shopping, walking trails, A fantastic home for families or investors alike!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453333  |
| Price          | \$354,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,259     |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9 3305 Orchards Link      |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2H1                   |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                        |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | JAN REIMER SCHOOL K-6 |
| Middle     | JAN REIMER SCHOOL 7-9 |
| High       | J. PERCY PAGE SCHOOL  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 53           |
| HOA Fees       | 414.1             |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$234             |

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Listing information last updated on August 31st, 2025 at 8:47pm MDT