

## \$344,000 - 22 6905 25 Avenue, Edmonton

MLS® #E4463609

**\$344,000**

3 Bedroom, 2.50 Bathroom, 1,214 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

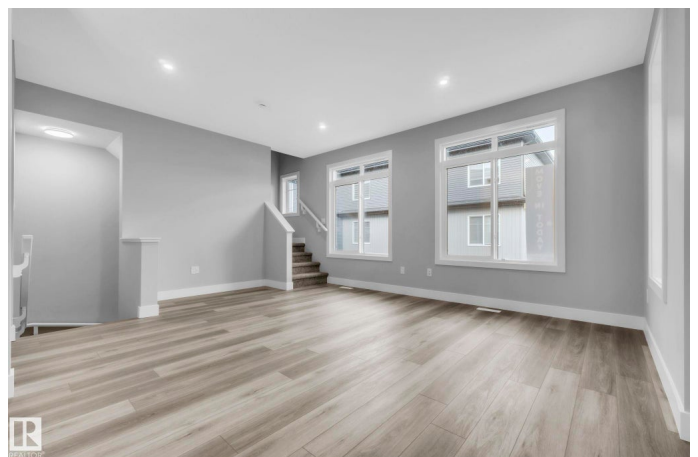
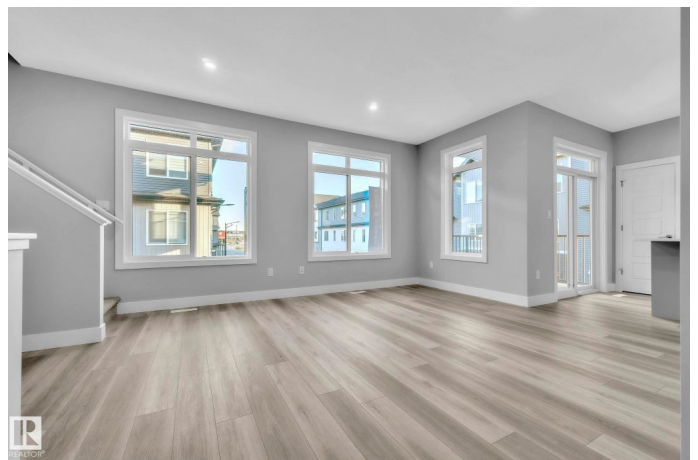
Welcome to the Everly Townhomes, a refined development by Brookfield Residential, where contemporary living meets suburban charm. This UPGRADED "Armstrong" three bedroom townhome will leave you breathless! The modern kitchen has grey cabinets, stainless appliances (w/gas range), quartz, tile backsplash, dining area + garden door to the balcony. The open concept living room boasts vinyl plank floors + wall to wall windows. The upstairs level offers a primary bedroom (w/4pc ensuite, walk-in closet + balcony), two more bedrooms, a 4pc bath + laundry. Other Features: Double Garage, Main 2pc Bath, Full Height Kitchen Cabinets, Smart Home System... The list is endless! Enjoy the year round events + amenities the Orchards has to offer w/access to the private club house boasting a spray park, skating rink, playgrounds, tennis + basketball courts. Conveniently located only steps to shops, restaurants, schools, parks, trails + a short drive to major freeways + the airport. \*Builder Bonus-2yr FREE Condo Fees + a \$4K Brick Gift Card. Welcome to your Dream Home!

Built in 2025

### Essential Information

MLS® #

E4463609



|                |                   |
|----------------|-------------------|
| Price          | \$344,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,214             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 22 6905 25 Avenue         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3B7                   |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Parking-Visitor, Storage-In-Suite, See Remarks |
| Parking Spaces | 2                                                             |
| Parking        | Double Garage Attached                                        |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Airport Nearby, Landscaped, Park/Reserve, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Slab                                                  |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Jan Reimer School |
| Middle     | Jan Reimer School |
| High       | J. Percy Page     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 53            |
| HOA Fees       | 450                |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$262              |

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Listing information last updated on November 1st, 2025 at 9:33am MDT