

## \$409,900 - 468 Orchards Boulevard, Edmonton

MLS® #E4441858

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover this charming 2-story half duplex in Ellerslie's desirable Orchards! The open-concept main floor boasts seamless flow between the living room, dinette, and kitchen, all with durable laminate. The upgraded kitchen is a chef's delight: quartz counters, a spacious island, elegant mosaic backsplash, and sleek stainless steel appliances. Upstairs, the master bedroom is a private oasis with a luxurious 4-pc ensuite and a generous walk-in closet. Two more bedrooms, another full 4-pc bathroom, and convenient upstairs laundry complete this level. The drywalled basement offers future development potential. Enjoy the south-facing backyard and double garage. Location is prime: walk to schools, scenic paths, and the incredible Orchards Residents Association Recreational Park with its playground, spray park, tennis courts, and skating rink—all steps away! This wonderfully maintained home offers an exceptionally attractive price point. Live vibrantly in this community!

Built in 2016

### Essential Information

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Price \$409,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	468 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2C8

### Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	79
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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