

## **\$624,900 - 2328 Muckleplum Way, Edmonton**

MLS® #E4444580

**\$624,900**

4 Bedroom, 3.00 Bathroom, 2,250 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the Kensington by Excel Homes, nestled in the heart of The Orchards community. Thoughtfully designed with families in mind, this Built Green Certified home is 4 bedroom, 3 full bath and over 2200 sq ft. Featuring a main floor bdrm and full bath with accessible walk in shower for guests, a home office, or multi generational living. A side entrance and efficient basement design with 9'™ ceilings allow for potential future revenue suite development. If you have a growing family the secondary bedroom sizes with walk in closets and convenience of upper floor laundry will be sure to impress. Enjoy the lifestyle The Orchards offers, with two schools within walking distance, splash park, playground, tennis courts, skating areas, community garden, clubhouse, and quick access to shopping, dining, and entertainment at South Edmonton Common™ just 10 minutes away. Whether you're growing your family or looking for more space, this home has it all. Some photos are renderings and are representational.



Built in 2025

### **Essential Information**

MLS® # E4444580

Price \$624,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,250
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2328 Muckleplum Way
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3J9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, Vinyl Windows, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	21
Zoning	Zone 53
HOA Fees	428.57
HOA Fees Freq.	Annually

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Listing information last updated on July 17th, 2025 at 4:33pm MDT

