

\$519,900 - 232 Orchards Boulevard, Edmonton

MLS® #E4459916

\$519,900

3 Bedroom, 2.50 Bathroom, 1,577 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

****SIDE ENTRY TO THE BASEMENT**CORNER LOT****The main floor is designed for gathering and everyday comfort, featuring a spacious living room of about 19 square meters, a bright dining area, and a well-planned kitchen with a walk-in pantry. A welcoming foyer leads into the home, complemented by a mudroom and a convenient two-piece bathroom. The primary bedroom includes a walk-in closet and a private four-piece ensuite. Two additional bedrooms provide flexible space for family, guests, or a home office, supported by a full four-piece bathroom. A dedicated laundry area on this level enhances convenience. The design emphasizes comfort, storage, and efficient use of space, making it well-suited for modern family living.

Built in 2024

Essential Information

MLS® #	E4459916
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,577
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	232 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G9

Amenities

Amenities	Detectors Smoke, Low Flow Faucets/Shower
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 28th, 2025
Days on Market	38
Zoning	Zone 53

HOA Fees 430

HOA Fees Freq. Annually

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