

## \$489,000 - 526 Orchards Boulevard, Edmonton

MLS® #E4455261

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,677 sqft

Single Family on 0.00 Acres

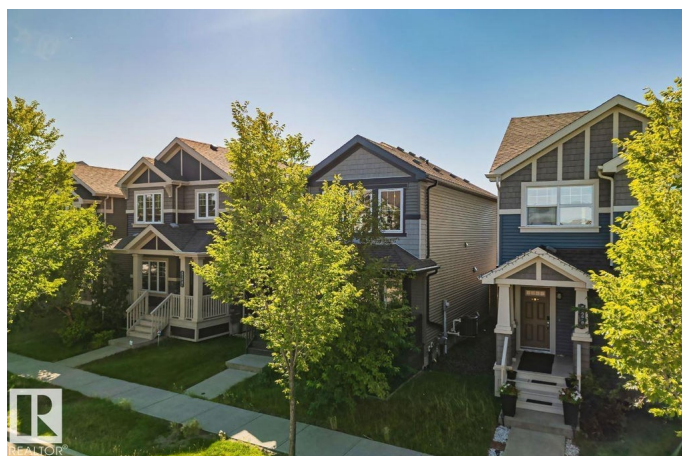
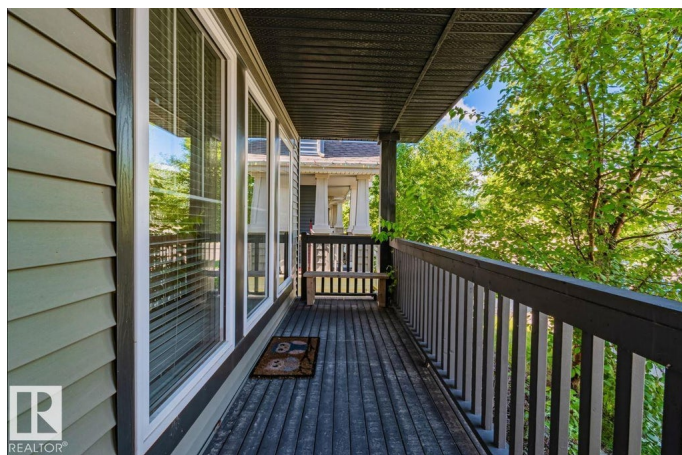
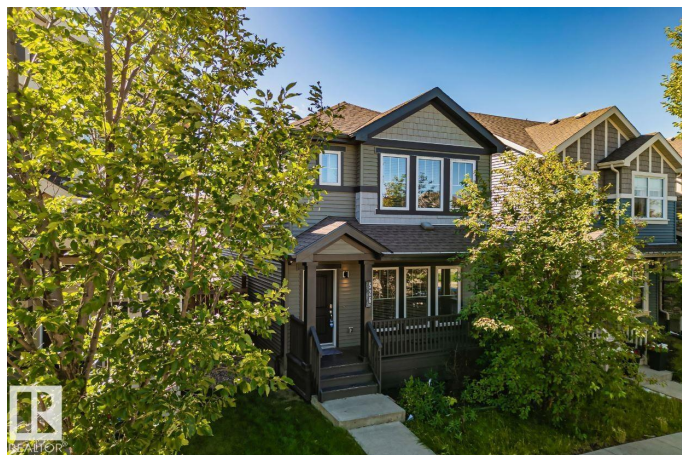
The Orchards At Ellerslie, Edmonton, AB

This elegant two-story, 3-bedroom home in the Orchards at Ellerslie invites you in with a charming front porch and opens into a main floor highlighted by vinyl plank flooring and an electric fireplace. The modern kitchen, featuring a large island and wine rack, beautifully divides the living and dining areas. A half bath and a back entrance with a storage closet add functionality, leading out to a two-tiered deck and detached garage. Upstairs, the primary bedroom provides a tranquil retreat with a 3-piece ensuite and walk-in closet, complemented by two additional bedrooms, a laundry room, and a full bath. The partially finished basement offers potential for further personalization. The Orchards at Ellerslie is renowned for its stunning landscapes and sought-after amenities, creating a perfect balance of natural beauty and modern living.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455261  |
| Price      | \$489,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,677                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 526 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2B7                   |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Storage-In-Suite, Vinyl Windows |
| Parking   | Double Garage Detached                                                |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Insert                                                                                                 |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Partially Finished                                                                               |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                 |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025  
Days on Market                2  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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Listing information last updated on August 31st, 2025 at 12:32am MDT