

Courtesy Of Travis S Simpson Of Exp Realty

# \$649,900 - 2342 Chokecherry Close, Edmonton

MLS® #E4461330

**\$649,900**

3 Bedroom, 2.50 Bathroom, 1,988 sqft  
Single Family on 0.00 Acres

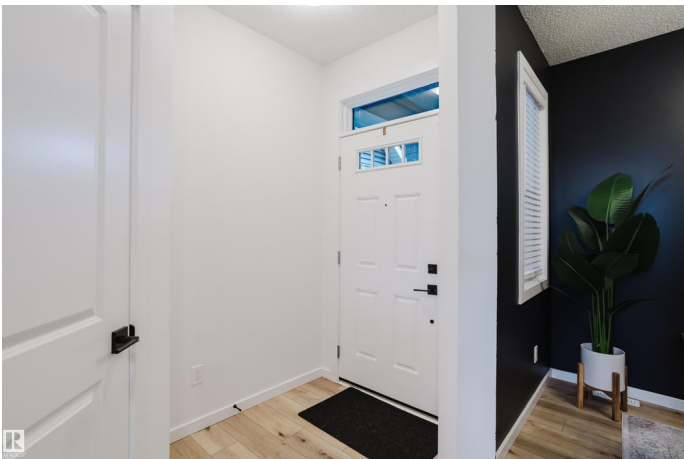
The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautiful 2-storey home in The Orchards at Ellerslie, offering over 1,987 sq. ft. of above-grade living space and a prime location backing onto trees and a serene pond. Built in 2021, this thoughtfully designed home features 3 spacious bedrooms, 2.5 bathrooms, and an inviting open-concept main floor with 10-ft ceilings. The bright living room centers around a cozy electric fireplace, while the modern kitchen boasts sleek appliances and a large dining area perfect for family gatherings. Upstairs, the primary suite includes a private ensuite and walk-in closet connected to your laundry, with two additional bedrooms and a versatile bonus room nearby. Additional highlights include a mudroom, main floor office, double attached garage, and a full unfinished basement ready for your personal touch. Enjoy nearby parks, walking trails, and community amenities in one of Edmonton’s most sought-after family neighbourhoods.

Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461330  |
| Price     | \$649,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,988                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2342 Chokecherry Close    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2M8                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 10 ft., Deck   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| Is Waterfront  | Yes                    |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Unfinished                                                                                                            |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Backs Onto Park/Trees, Stream/Pond |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 53           |
| HOA Fees       | 450               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 21st, 2025 at 12:32pm MDT