# \$489,999 - 2759 Chokecherry Place, Edmonton

MLS® #E4429529

#### \$489.999

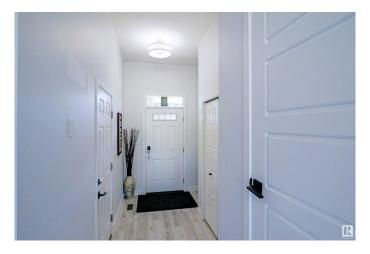
3 Bedroom, 2.50 Bathroom, 1,767 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 2759 Chokecherry Place SW, a meticulously maintained 3-bedroom, 2.5-bath home offering over 1,766 sq ft of thoughtfully designed living space in the desirable Orchards at Ellerslie. The spacious living area is perfect for both relaxation and entertaining, with large windows that bring in abundant natural light. The kitchen is a chef's dream with quartz countertops, upgraded stainless steel appliances, a walk-through pantry, and a central island with seating. Upstairs, enjoy a roomy bonus area, two large bedrooms, and two 3-piece bathrooms, including one with a standing shower and the Primary ensuite featuring a soaker tub and Huge Walk in Closet. The oversized 12' x 20' deck is ideal for outdoor entertaining, and the home backs onto a main street, offering privacy with no direct rear neighbors. The property also includes an oversized single attached garage and a side entrance for future basement development. Enjoy access to community parks, walking trails, and year-round amenities!







Built in 2021

## **Essential Information**

MLS® # E4429529 Price \$489,999 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,767

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 2759 Chokecherry Place

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2J9

### **Amenities**

Amenities Ceiling 9 ft., Deck, Recreation Room/Centre

Parking Spaces 2

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Asphalt, Stone, Vinyl

Exterior Features Airport Nearby, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Asphalt, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 28

Zoning Zone 53

HOA Fees 450

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 5th, 2025 at 9:02pm MDT