

## \$485,000 - 3362 Orchards Link, Edmonton

MLS® #E4457320

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,540 sqft

Single Family on 0.00 Acres

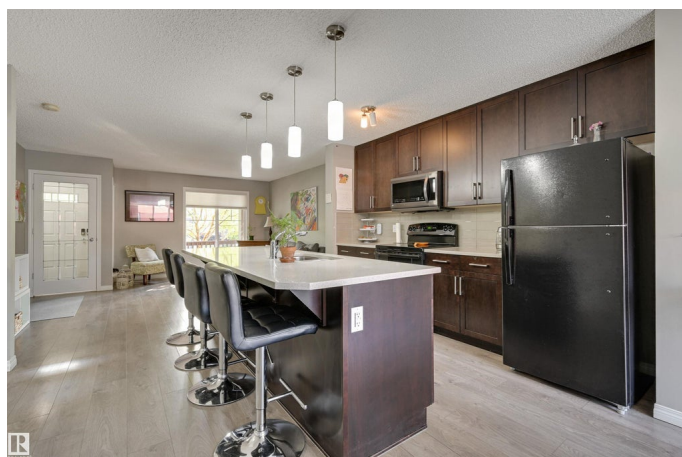
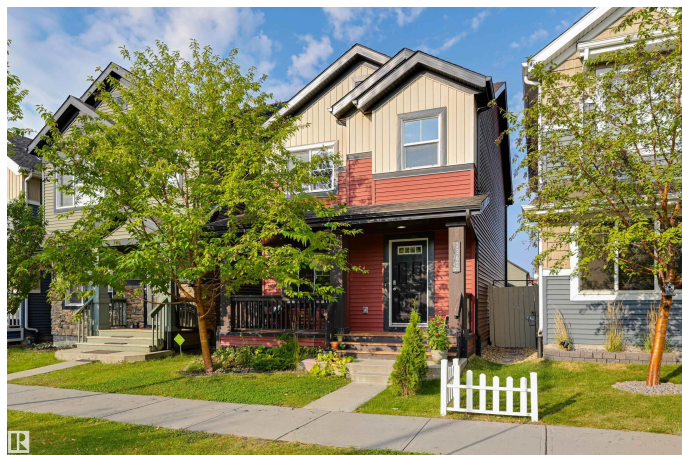
The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautiful 2-storey home in the desirable Orchards at Ellerslie! With 3 bedrooms + 3 bathrooms, this home is thoughtfully designed for your family! With a spacious living room that flows seamlessly into the kitchen, featuring stylish backsplash, you have plenty of room to meal prep and cook for loved ones. Your comfortable living room is a great place to unwind at the end of the day. Enjoy the comfort of central A/C. Up the stairs, you can enjoy cozy carpet that spreads throughout two bedrooms and your spacious primary suite, which includes a large walk-in California Closet and a 4-piece ensuite for your privacy! Your fully fenced backyard with a double detached garage includes attic storage, perfect for storing seasonal items! Located close to walking paths, green spaces, parks, schools, dining, and shopping, this home has everything you need!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457320  |
| Price      | \$485,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,540                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3362 Orchards Link        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2B4                   |

### **Amenities**

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                        |

### **Interior**

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Stories           | 2                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                         |

### **Exterior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| 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    | September 11th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 53              |
| HOA Fees       | 450                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 20th, 2025 at 9:17am MDT