

## \$489,900 - 2751 Chokecherry Place, Edmonton

MLS® #E4422229

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this like new half duplex with a SIDE ENTRANCE located in the neighborhood of the Orchards. This home has 3 spacious bedrooms and 3 washrooms. The main floor has a large kitchen with upgraded appliance package including a microwave hood fan, Stainless steel undermounted sink, ample cabinet and quarts counter top space with an oversized upgraded large island. The living room is also spacious in size and looks out onto the oversized deck with composite railings. The upper floor has 3 bedrooms with the master offering a full en suite and a bonus room. The home has an attached garage with a massive driveway. This home is close to schools, shopping, public transportation and gives you access to the Orchards Club House with amenities such as Tennis courts, Basketball courts, Community gardens, Skating rinks for leisure and hockey, Spray park and BBQ areas and a playground the kids will love. Make this home yours!

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4422229  |
| Price     | \$489,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,772         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2751 Chokecherry Place    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2K1                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Club House, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached   |

### 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  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 19th, 2025  
Days on Market                70  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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