

## \$279,900 - 53 3305 Orchards Link Link, Edmonton

MLS® #E4432895

**\$279,900**

2 Bedroom, 1.00 Bathroom, 762 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

The perfect bright, airy, and cozy loft-style condo! This beautiful home was designed to be light, bright, and comfortable, with upgraded appliances, quartz, and vinyl plank flooring. The 15-foot vaulted ceiling is illuminated by several pot lights, brightening up the main floor and giving the impression of a much larger space. The kitchen boasts a large functional island, lit by modern pendant lights. The master bedroom has a spacious walk-in closet, and you can use the second room as you like, either as a bedroom, home office, or exercise room. Enjoy your privacy with no common areas in this property. Park in your private garage, enjoy your own private yard and front entrance, and walk up the steps to your open-concept layout unit. With no upstairs neighbour, you don't have to worry about hearing footsteps above you. Enjoy your own private balcony off the living room with a gas line for a gas BBQ.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432895  |
| Price      | \$279,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 762               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 53 3305 Orchards Link Link |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2H1                    |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Club House, Tennis Courts |
| Parking Spaces | 1                         |
| Parking        | Single Garage Attached    |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Insert  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | See Remarks   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$205            |

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Listing information last updated on April 30th, 2025 at 9:47am MDT