

## \$349,900 - 603 Orchard Boulevard, Edmonton

MLS® #E4438146

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,227 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Condo Townhome End Unit built 2022, 1227 sqft , 3 Bedroom 2.5 Bathroom, with deck, backing on green space and trail , quartz countertops, vinyl plank flooring, white kitchen & stainless steel appliances, living room and dining combined. All 3 bedrooms upstairs and laundry on the same level. 4pc ensuite bathroom for the primary bedroom & walk-in closet! Located near playground in the Orchards at Ellerslie in Edmonton's desirable South Side.

Built in 2022

### Essential Information

MLS® #	E4438146
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	603 Orchard Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A2

## Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Single Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Gated Community, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$162

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