

## \$739,900 - 8452 Mayday Link, Edmonton

MLS® #E4433666

**\$739,900**

4 Bedroom, 3.00 Bathroom, 2,200 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Step into this stunning custom built home on 150 ft deep lot in hearts of Orchards. The main floor features spacious bedroom & full bathroom perfect for guests & elderly parents. The living area is generously spacious and boasts an open-to-below concept, creating an airy and inviting atmosphere. The kitchen, featuring two-tone cabinets and elegant quartz countertops. A dedicated spice kitchen adds a practical touch to the culinary space. Second floor features, Master bedroom with 5PC ensuite & walk-in closet, Another 2 generous size bedrooms share common bathroom & cozy bonus room overlooks the main living area. Laundry is conveniently located upstairs. Separate entrance to basement is included. This home comes with modern finishings, including Luxury vinyl flooring on main & second floor. The washrooms feature Italian marble-style tiles.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433666  |
| Price          | \$739,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,200     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8452 Mayday Link          |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3E6                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Appliances Negotiable, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

### Exterior

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

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
|-------------|---------------|

Days on Market 2

Zoning Zone 53

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Listing information last updated on May 3rd, 2025 at 9:32am MDT