# \$409,000 - 13 603 Orchards Boulevard, Edmonton

MLS® #E4440572

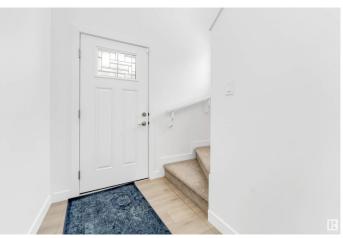
#### \$409,000

3 Bedroom, 2.50 Bathroom, 1,478 sqft Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this stunning 2023-built townhouse, offering the perfect blend of modern style and functionality. This spacious corner-lot home features three bedrooms, two and a half bathrooms, and a Unfinished basement. Enjoy the convenience of an attached double-car garage with visitor parking just behind the house. Step inside to find an open-concept layout that seamlessly connects the living, dining, and kitchen areas. The sleek kitchen is perfect for cooking enthusiasts, and the spacious bedrooms provide a comfortable retreat at the end of the day. Outside, you'II love the deck area, ideal for outdoor relaxation and entertaining. Plus, with parks, playgrounds, and various amenities just a short distance away, this location has it all. Don't miss the chance to make this beautiful townhouse your new home!







Built in 2023

#### **Essential Information**

MLS® #	E4440572
Price	\$409,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,478

Acres	0.00
Year Built	2023
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## **Community Information**

Address	13 603 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W8

## Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, See Remarks
Parking	Double Garage Attached

#### Interior

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

#### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	June 5th, 2025
Days on Market	60

ZoningZone 53HOA Fees450HOA Fees Freq.AnnuallyCondo Fee\$161

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 9:31pm MDT