

## **\$375,000 - 4131 Orchards Drive, Edmonton**

MLS® #E4433623

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Finding an affordable and turn-key home in this market can be tricky. Don't miss out on this 1252 sq.ft. 3 bedroom, 2.5 bathroom duplex. The property is move-in ready with a quick possession. The curb appeal is so cute with the front veranda that it will just welcome you inside. The front entry is roomy and blends into the living room, and then you can go through into the kitchen, dining area, and back entry by the half bathroom. Upstairs is the owner's suite with full bath, 2 good-sized bedrooms, and a full bathroom. The basement has the laundry and it is unfinished but has a good layout for future development. The south-backing yard will be perfect to sit on the deck and enjoy the upcoming summer evenings. There is a double garage pad for parking, as well as plenty of room on the front street for parking. Nestled in the Orchards, you have fruit trees and pathways everywhere. Plus you are close to tons of shopping, restaurants, South Common, the Henday, and more!

Built in 2011

### **Essential Information**

MLS® # E4433623

Price \$375,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4131 Orchards Drive
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0X6

### Amenities

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

### 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	Airport Nearby, Back Lane, Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	470
HOA Fees Freq.	Annually

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