

## \$254,000 - 591 Orchards Boulevard, Edmonton

MLS® #E4446777

**\$254,000**

2 Bedroom, 1.00 Bathroom, 655 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Perfect Opportunity for First-Time Buyers or Investors! Welcome to this charming 2-bedroom, 1-bath condo offering 654.85 sq ft of well-utilized living space in the sought-after Orchards community. This home features two spacious bedrooms, a bright open layout, and a tandem single-car garage—perfect for extra storage or parking two vehicles front-to-back. Enjoy the lifestyle perks of the Orchards HOA, which includes private access to an ice skating rink in winter, basketball courts in summer, and a family-friendly playground. Conveniently located near the airport, this location offers both comfort and accessibility. Whether you're looking for your first home or a smart investment property, this is an opportunity you don't want to miss!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446777  |
| Price          | \$254,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 655       |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 591 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1V2                   |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Recreation Room/Centre |
| Parking   | Single Garage Attached, Tandem                             |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 1                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | None, No Basement                                                                                         |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 68             |
| Zoning         | Zone 53        |
| HOA Fees       | 450            |

HOA Fees Freq.     Annually  
Condo Fee             \$252

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