

# \$499,000 - 264 Orchards Boulevard, Edmonton

MLS® #E4458920

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautifully crafted 3-bedroom, 2.5-bathroom home is located in the highly sought-after community of The Orchards at Ellerslie. With its modern design and spacious layout, it's perfect for growing families. The bright and airy main floor features an open-concept living, dining, and kitchen area, ideal for both entertaining and everyday living. Upstairs, you'll discover three generous bedrooms, including a master suite with its own private ensuite bathroom. The unfinished basement offers amazing potential, complete with a side entrance for future development of a suite or extra living space—perfect for adding value or creating a personalized area to suit your needs. Situated in a family-friendly neighborhood, this home is just a short stroll to parks, schools, and shopping, while also being a quick 10-minute drive to the Anthony Henday and a 20-minute drive to the airport.

Built in 2024

## Essential Information

MLS® #	E4458920
Price	\$499,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,358
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	264 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A2

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	September 22nd, 2025
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Days on Market 43  
Zoning Zone 53  
HOA Fees 483  
HOA Fees Freq. Annually

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Listing information last updated on November 3rd, 2025 at 9:32pm MST