# \$329,900 - 132 3305 Orchards Link Link, Edmonton

MLS® #E4462401

#### \$329,900

3 Bedroom, 2.50 Bathroom, 1,247 sqft Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this end-unit townhouse where light, privacy, and everyday ease meet. Thoughtful 3+1 bedroom, 2.5 bath layout with an airy main floor that pairs stone countertops with stainless appliances, and the rare bonus of permitted A/C. Main-floor laundry keeps chores simple; a gas line on the balcony makes weeknight grilling effortless. Upstairs, the serene principal suite features an ensuite and walk-in closet, with additional bedrooms for family, guests, or an office. A roomy double attached garage adds storage and winter comfort. Owners here are part of the Orchards Residents Association with PRIVATE access to a skating rink, splash park, walking paths, clubhouse, playground, basketball and tennis courts, a toboggan hill, fire pits, BBQ/picnic spaces, and community gardens. Seconds to lakes, transit, schools, groceries, and shops, this location seals the deal! Move-in ready, beautifully kept, and perfectly placed for a vibrant, low-maintenance, active life!

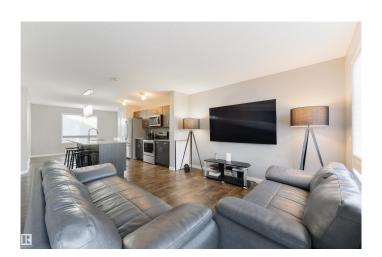
Built in 2018

## **Essential Information**

MLS® # E4462401 Price \$329,900

Bedrooms 3

Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,247
Acres 0.00
Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 132 3305 Orchards Link Link

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2H1

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, No

Smoking Home, Natural Gas BBQ Hookup

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl, Hardie Board Siding

Exterior Features Landscaped, Public Transportation, Schools, Private Park Access

Roof Asphalt Shingles

Construction Wood, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 16th, 2025

Days on Market 16

Zoning Zone 53

HOA Fees 35.71

HOA Fees Freq. Monthly

Condo Fee \$263

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Listing information last updated on November 1st, 2025 at 1:47am MDT