

## \$479,900 - 8006 Orchards Green, Edmonton

MLS® #E4429326

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover this beautifully designed almost 1500 sqft single-family detached home with a potential for side entrance to the basement in the vibrant community of Orchards. With 3 spacious bedrooms and 2.5 baths, this home offers a modern and functional layout with high-quality finishes throughout. The main floor features a versatile tech space - perfect for a home office or study area. Upstairs, the primary bedroom boasts two closets - offering ample storage, and the convenient laundry adds ease to daily living. Two additional bedrooms and main bathroom complete the upper level. A Double Detached Garage provides ample parking and storage. Ideally located close to parks, schools, and shopping, this property is perfect for families looking for style, comfort, and convenience.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429326  |
| Price          | \$479,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,475     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2018                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8006 Orchards Green       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2L4                   |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Detached               |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 15              |

|                |          |
|----------------|----------|
| Zoning         | Zone 53  |
| HOA Fees       | 450      |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 20th, 2025 at 7:32am MDT