

## \$470,000 - 532 Orchards Blvd, Edmonton

MLS® #E4448942

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,632 sqft

Single Family on 0.00 Acres

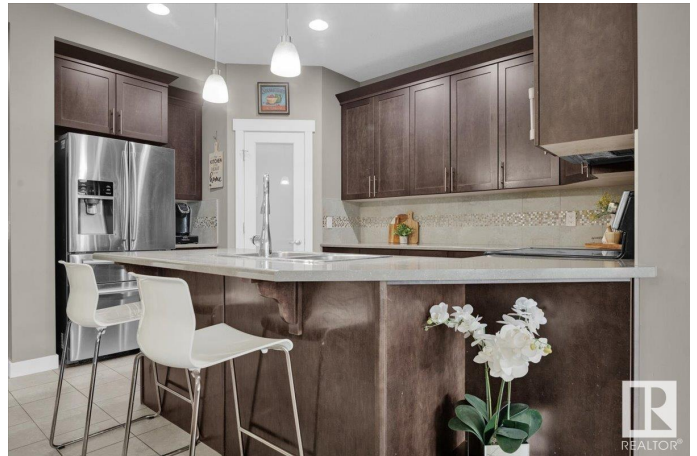
The Orchards At Ellerslie, Edmonton, AB

Welcome to Your Perfect Family Home in The Orchards! This 3 beds ,2.5 bath home features a spacious kitchen with abundant cabinetry, a corner pantry, & a functional peninsula perfect for meal prep or casual dining. The ceramic tile flooring in the kitchen and dining area for easy maintenance while the hardwood floors and large windows in the living room create a warm and inviting space filled with natural light. The main-floor office or den makes it ideal for people who are working from home . Located in a vibrant community that includes a residentsâ€™ social hall, tennis courts, skating rink, splash park , walking trails and a nearby pond..thereâ€™s always something to enjoy for every season. Easy access to transit, schools, and shopping, this home checks all the boxes for families or anyone seeking comfort and convenience in a growing neighbourhood.

Built in 2015

### Essential Information

MLS® #	E4448942
Price	\$470,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,632
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	532 Orchards Blvd
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2B7

### Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, HRV System
Parking	Double Garage Detached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Other

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Listing information last updated on July 24th, 2025 at 10:17pm MDT