

## \$519,900 - 1727 Plum Crescent, Edmonton

MLS® #E4453823

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,662 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this open-concept half duplex that offers both comfort and functionality in one of the most sought-after neighborhoods. Upon entry, you're greeted by a grand kitchen featuring ample cabinetry, a large central island, and plenty of storage perfect for entertaining or everyday living. The kitchen flows seamlessly into a cozy living room and a dedicated dining area, with direct access to a beautifully landscaped, massive backyard. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite. This level also includes a bonus room filled with natural light, a full bathroom, and a separate laundry room for added convenience. The basement is unfinished and ready for your personal touch ideal for future development or additional storage. The single attached garage provides even more storage space. Located close to schools, parks, shopping, and all essential amenities.

Built in 2023

### Essential Information

MLS® # E4453823

Price \$519,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,662         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1727 Plum Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1Z1                   |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Single Garage Attached               |

### Interior

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

### Exterior

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 53           |
| HOA Fees       | 360               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 17th, 2025 at 6:47am MDT