

# \$519,900 - 232 Orchards Boulevard, Edmonton

MLS® #E4459916

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,577 sqft  
Single Family on 0.00 Acres

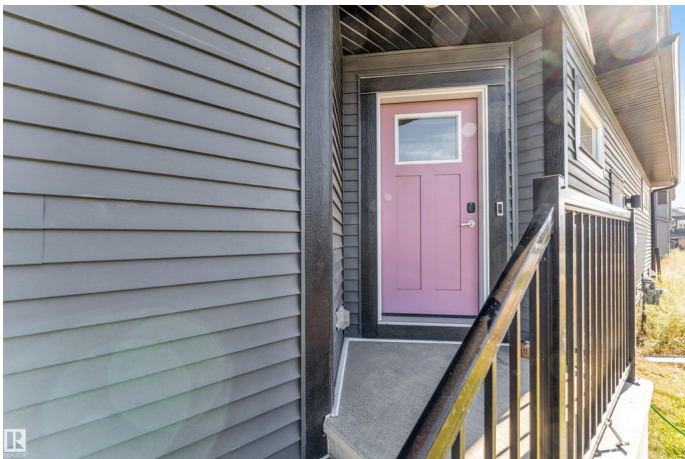
The Orchards At Ellerslie, Edmonton, AB

**\*\*SIDE ENTRY TO THE BASEMENT\*\*CORNER LOT\*\***The main floor is designed for gathering and everyday comfort, featuring a spacious living room of about 19 square meters, a bright dining area, and a well-planned kitchen with a walk-in pantry. A welcoming foyer leads into the home, complemented by a mudroom and a convenient two-piece bathroom. The primary bedroom includes a walk-in closet and a private four-piece ensuite. Two additional bedrooms provide flexible space for family, guests, or a home office, supported by a full four-piece bathroom. A dedicated laundry area on this level enhances convenience. The design emphasizes comfort, storage, and efficient use of space, making it well-suited for modern family living.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459916  |
| Price          | \$519,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,577     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 232 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2G9                   |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Detectors Smoke, Low Flow Faucets/Shower |
| Parking   | Double Garage Attached                   |

### Interior

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

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stone, Vinyl                          |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 53              |

HOA Fees                    430  
HOA Fees Freq.      Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on October 7th, 2025 at 3:02pm MDT