

## \$364,900 - 3 3305 Orchards Link, Edmonton

MLS® #E4450010

**\$364,900**

3 Bedroom, 2.50 Bathroom, 1,459 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to The Orchards, one of South Edmonton's most desirable and family-friendly communities! This beautiful END-UNIT townhome offers extra privacy, and tons of natural light – the perfect blend of comfort, space, and style. 3 spacious bedrooms plus a main floor office, ideal for growing families or remote work. Enjoy 2.5 bathrooms, including a private ensuite and walk-in closet in the primary bedroom. The open-concept main floor features a large living and dining area perfect for entertaining. Cook like a pro in the modern kitchen with quartz countertops, oversized island, and stainless steel appliances, upgraded railing. Step outside to your private balcony with artificial turf – perfect for relaxing or adding your favorite planters. Keep your vehicles secure with the double attached garage. Thoughtfully designed with stylish finishes, modern lighting, and in-suite laundry for everyday convenience. Located close to parks, schools, playgrounds, and major roadways – this home truly checks all the boxes!

Built in 2021

### Essential Information

MLS® # E4450010

Price \$364,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,459             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3 3305 Orchards Link      |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2H1                   |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                                   |
| Parking        | Double Garage Attached                                                              |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 3                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | None, Finished                                                                                                                           |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 53         |
| HOA Fees       | 428.57          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$263           |

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Listing information last updated on August 1st, 2025 at 8:48am MDT