

# \$539,500 - 467 Orchards Boulevard, Edmonton

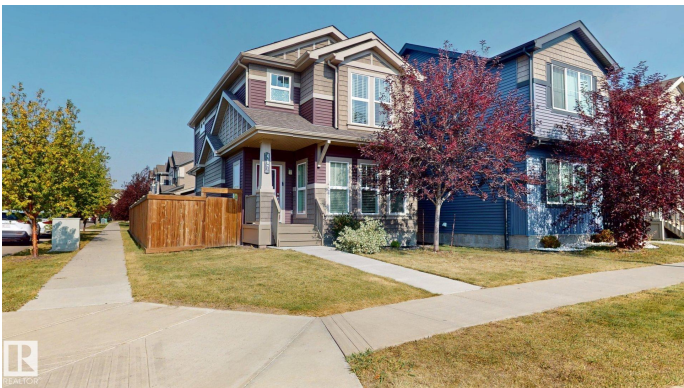
MLS® #E4457992

**\$539,500**

4 Bedroom, 3.50 Bathroom, 1,681 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This Orchards gem comes with a fully finished BASEMENT IN LAW SUITE featuring a second kitchen, flex room, large bedroom with ensuite bath, and big windows for plenty of light. Main Floor & Upstairs, the rare corner home offers nearly 1,700 sq.ft. of open concept living with soaring ceilings and an open-to-below entry that creates a bright, airy feel. The oversized kitchen island provides exceptional counterspace, complemented by stainless steel appliances and a formal living area at the back that opens onto a great-sized deck and yard—ideal for family time or entertaining. The upper level includes a spacious primary bedroom with walk-in closet and 4pc ensuite, plus two additional bedrooms and a full bath. Thoughtful design, abundant natural light, and a double detached garage complete this one-of-a-kind property. See it to believe—this home is unlike anything you’ve experienced!



467 Orchards Boulevard Southwest, Edmonton AB T6X 1A2, CA



Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457992  |
| Price      | \$539,500 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,681                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 467 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2C8                   |

### **Amenities**

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Guest Suite, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, See Remarks |
| Parking   | Double Garage Detached                                                                                                     |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Glass Door                |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                              |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | JAN REIMER SCHOOL |
|------------|-------------------|

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Zoning         | Zone 53              |
| HOA Fees       | 450                  |
| 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 September 16th, 2025 at 4:47pm MDT