

## \$485,000 - 2747 Chokecherry Place, Edmonton

MLS® #E4457999

**\$485,000**

3 Bedroom, 3.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this stunning half duplex in the family-friendly community of The Orchards! This home offers a desirable layout with spacious rooms, a bright open-concept main floor, and an attached garage. The upper level features a bonus room, generous bedrooms, and a well-appointed primary suite. The fully finished basement with a separate side entrance includes a large rec room, full bathroom, and additional living space â€” perfect for guests, extended family, or future rental potential. Enjoy the privacy of no neighbours behind, plus a landscaped yard for relaxing or entertaining. Located close to schools, parks, trails, shopping, and with easy access to Anthony Henday, this property is move-in ready and offers exceptional value in one of Edmontonâ€™s most desirable neighborhood.

Built in 2020

### Essential Information

MLS® #	E4457999
Price	\$485,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,701



Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2747 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2K1

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	September 16th, 2025
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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