

# \$499,000 - 264 Orchards Boulevard, Edmonton

MLS® #E4458920

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,358 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautifully crafted 3-bedroom, 2.5-bathroom home is located in the highly sought-after community of The Orchards at Ellerslie. With its modern design and spacious layout, it's perfect for growing families. The bright and airy main floor features an open-concept living, dining, and kitchen area, ideal for both entertaining and everyday living. Upstairs, you'll discover three generous bedrooms, including a master suite with its own private ensuite bathroom. The unfinished basement offers amazing potential, complete with a side entrance for future development of a suite or extra living space—perfect for adding value or creating a personalized area to suit your needs. Situated in a family-friendly neighborhood, this home is just a short stroll to parks, schools, and shopping, while also being a quick 10-minute drive to the Anthony Henday and a 20-minute drive to the airport.



Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458920  |
| Price      | \$499,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,358                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 264 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1A2                   |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking   | Parking Pad Cement/Paved       |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

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

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

|                |          |
|----------------|----------|
| Days on Market | 43       |
| Zoning         | Zone 53  |
| HOA Fees       | 483      |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 4th, 2025 at 7:47am MST