

## \$409,900 - 501 Orchards Boulevard, Edmonton

MLS® #E4464477

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,333 sqft

Single Family on 0.00 Acres

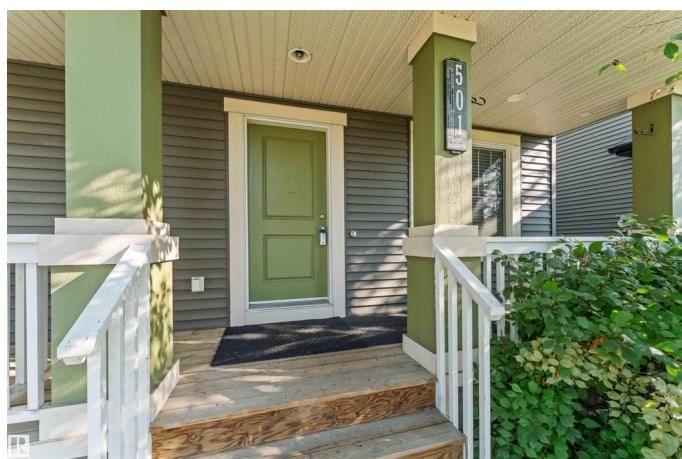
The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully maintained half duplex in the vibrant community of The Orchards! This freshly painted 3-bedroom home features an open and functional floorplan, perfect for both everyday living and entertaining. The spacious kitchen flows seamlessly into the dining and living areas, creating a bright, welcoming space. Upstairs, you'll find a large primary bedroom complete with a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom complete the upper level. Enjoy summer days in the fully fenced backyard—ideal for kids, pets, or hosting guests. A double detached garage provides plenty of room for vehicles and storage. Directly across from green space, and located in a family-friendly neighbourhood with access to parks, schools, and exclusive Orchards Club House amenities. This move-in-ready home is a must-see!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464477  |
| Price      | \$409,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,333         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 501 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2B7                   |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Air Conditioner |
| Parking   | Double Garage Detached             |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, 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 | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 53            |
| HOA Fees       | 450                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 3rd, 2025 at 10:47pm MST