

## \$529,990 - 636 Orchards Boulevard, Edmonton

MLS® #E4444427

**\$529,990**

4 Bedroom, 3.00 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to The Orchards! This stunning, fully finished home offers 9' ceilings, huge windows & an open-concept layout filled with natural light. The chef's kitchen features quartz counters, upgraded cabinets, Stainless Steel appliances, a massive island, a butler's pantry & a water filter system under the sink. Upstairs offers a spacious primary suite w/ walk-in closet & ensuite, 2 more large bedrooms, 4-pc bath & walk-in laundry. The finished basement includes a 4th bedroom, full bath & versatile living area. Extras include central A/C, triple pane windows, high-efficiency furnace, blinds, full landscaping, fencing, deck & a double detached garage. Located just steps from Jan Reimer School, walking trails & 8 acres of green space. Minutes to shopping, medical, transit & Anthony Henday. Move-in ready & fully upgraded—this home has it all!

Built in 2018

### Essential Information

MLS® #	E4444427
Price	\$529,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2



Square Footage	1,639
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	636 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2L4

### Amenities

Amenities	Deck
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
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Days on Market	24
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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