

## \$259,900 - 563 Orchards Boulevard, Edmonton

MLS® #E4461896

**\$259,900**

2 Bedroom, 1.00 Bathroom, 734 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully renovated townhome located in the highly sought after community of The Orchards. The open-concept design features an upgraded glass railing from the entrance that allows natural light to flow into the living room through to the kitchen. The kitchen features espresso cabinets and bright white quartz countertops & stainless steel appliances. Two good sized bedrooms, a main 4-piece bathroom with laundry room and lots of storage complete the main floor. The lower level has a tandem garage 38' deep and 11' wide. This home has new paint and flooring and has just been professionally cleaned for immediate possession. Enjoy nearby trails, skating rinks, tennis and basketball courts, playgrounds, schools, shopping and all other amenities.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461896  |
| Price          | \$259,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 734       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 563 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1V2                   |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                                            |
| Parking        | Double Garage Attached, Tandem                                                               |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Partial, Partially Finished                                                          |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 53            |

|                |          |
|----------------|----------|
| HOA Fees       | 410      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$260    |



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 October 30th, 2025 at 8:47am MDT