

\$384,900 - 13, 603 Orchards Boulevard, Edmonton

MLS® #E4462232

\$384,900

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Pure Corner Double Garage 2 Story Condo Townhome and One of the Biggest Model sold by the Builder on this Site. Well designed layout plan, Main floor features 9 Ft. Ceilings, an open concept . Kitchen with Quarts Countertops. 2nd Floor has 3 Bed, 2.5 Baths with Quartz Countertop and a Convenient 2nd Floor Laundry. Amazing location in Southeast Edmonton in the Orchards at Ellerslie neighborhood. with Playground, Schools and lots of Amenities Nearby

Built in 2023

Essential Information

MLS® #	E4462232
Price	\$384,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active



Community Information

Address	13, 603 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W8

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Wtr Tank-Energy Star
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	17
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$161

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 31st, 2025 at 11:17pm MDT