

## \$394,900 - 39 603 Orchards Boulevard, Edmonton

MLS® #E4443662

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,478 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Modern 3-bedroom corner townhouse in The Orchards! This bright, well-maintained home offers extra privacy, more natural light, and added yard space. Features include an open-concept main floor, stylish kitchen with island & stainless steel appliances, and vinyl plank flooring throughout. Upstairs boasts 3 bedrooms, including a spacious primary with walk-in closet & ensuite. Enjoy in-suite laundry, an attached double garage, and free basement access for storage or flex use. Steps to schools, parks, and Orchards Residents Association amenities (clubhouse, rink, splash park, & more). Quick access to Anthony Henday & Hwy 2!

Built in 2024

### Essential Information

MLS® #	E4443662
Price	\$394,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	0.00
Year Built	2024
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	39 603 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W8

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	June 20th, 2025
Days on Market	38
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

Condo Fee                \$161

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