

Courtesy Of Kurt Tovillo Of MaxWell Polaris

# \$680,000 - 3033 Chokecherry Common, Edmonton

MLS® #E4436497

**\$680,000**

4 Bedroom, 3.50 Bathroom, 2,039 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

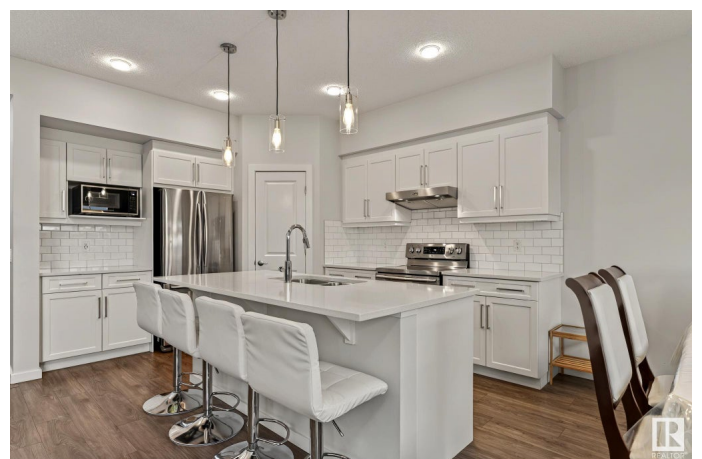
Welcome to the prestigious community of The Orchards in Ellerslie! This stunning, EAST-facing home offers OPEN-TO-BELOW ceilings, a LEGAL 1-BEDROOM SUITE, and backs onto a charming MINI PARK. Inside, the home feels like new and boasts thoughtful upgrades throughout. The main floor features a DEDICATED OFFICE, a modern kitchen with QUARTZ countertops, and a WALKTHROUGH PANTRY connected to the mudroom. Upstairs, enjoy the BONUS ROOM along with 3 spacious bedrooms - ALL WITH WALK-IN CLOSETS. The primary bed includes an ENSUITE BATH. The LEGAL SUITE includes 1 bedroom, 1 bathroom - ideal for extended family or rental income. Located within walking distance to public and Catholic schools, bus stops, parks, and shopping plazas. Just a short drive to South Edmonton Common and under 20 minutes to the airport. As a resident, youâ€™™ll also enjoy exclusive access to The Orchards Clubhouse, offering family-friendly amenities like BBQ, sports courts, and event space. This home is the full package - Make It Yours Today!

Built in 2020

## Essential Information

MLS® # E4436497

Price \$680,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,039
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3033 Chokecherry Common
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M4

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Gazebo, No Animal Home
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on May 17th, 2025 at 6:02pm MDT