

## \$490,000 - 3115 Chokecherry Bend Bend, Edmonton

MLS® #E4421843

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

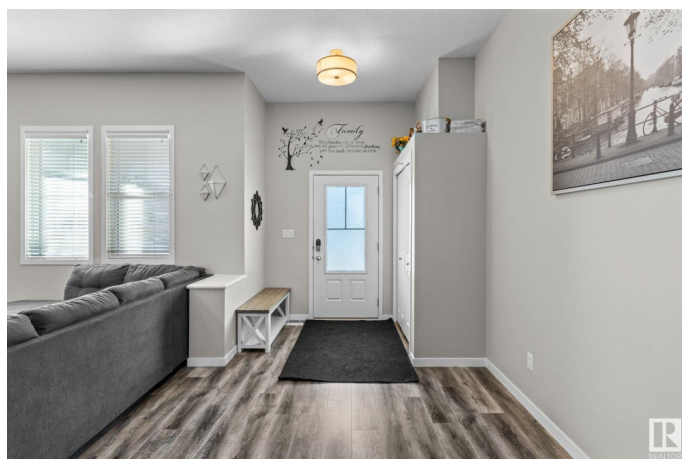
The Orchards At Ellerslie, Edmonton, AB

Beautifully cared for 2-Storey home in THE ORCHARDS. Spacious entry as you walk into this home, with laminate flooring throughout the main level. The Kitchen, finished with QUARTZ COUNTERS and STAINLESS STEEL APPLIANCES is the center-piece on this level with a beautiful CURVED STAIRCASE as the focal point. The upper floor offers a separate Family Room, Spacious Primary Bedroom w/ Walk-in closet & 4-PC ensuite bathroom. Two more Bedrooms and Full 4-pc bathroom complete the 2nd floor. The basement is unfinished for you to complete to your own desire. Better than buying new with: a Double Detached Garage to keep your car out of the elements, Spacious Deck for enjoying the summers, a fully fenced & landscaped yard AND window coverings included!

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421843  |
| Price          | \$490,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,576     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2019                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3115 Chokecherry Bend Bend |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2M2                    |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Vinyl Windows |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 69                  |
| Zoning         | Zone 53             |
| HOA Fees       | 450                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 27th, 2025 at 9:31am MDT