

## \$479,999 - 2771 Chokecherry Place, Edmonton

MLS® #E4432986

**\$479,999**

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully upgraded 3-bedroom, 2.5 bathroom home in the sought-after community of The Orchards!! Featuring luxury vinyl plank flooring on main floor, an open-concept kitchen with quartz countertops, a spacious island and a separate pantry, enjoy the extreme cold days with the convenience of electric fireplace, stairs railing throughout, this home is designed for modern living. The bright living and dining areas overlook the backyard, creating a perfect space for relaxation or entertaining. Upstairs, the master bedroom impress with a spacious walk in closet & ensuite. Two good size bedrooms and laundry room completes upper level. The unfinished basement, with bathroom rough-ins offers endless customization possibilities. A single attached garage adds year-round convenience. Close to all amenities & access to Club House in Orchards. Donâ€™t miss out on this perfect blend of style, space, and location!

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432986  |
| Price     | \$479,999 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,702         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2771 Chokecherry Place    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2J9                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Club House, Deck, Hot Water Natural Gas |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Portable, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 26th, 2025  
Days on Market                3  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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 April 29th, 2025 at 11:17am MDT