

Courtesy Of Christina A Reid Of Century 21 Leading

## \$218,057 - 25 6905 25 Avenue, Edmonton

MLS® #E4449712

**\$218,057**

1 Bedroom, 1.00 Bathroom, 499 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

We are pleased to introduce The Coltrane—an exceptional new townhome that embodies style, functionality, and modern design. This unit features 500 square feet (builder size) of meticulously designed living space located in the highly desirable Southeast community of The Orchards. The home showcases designer-selected finishes that seamlessly combine elegance and practicality. Upon entering, you will be greeted by 9-foot ceilings and exquisite luxury vinyl plank flooring that extends throughout the dining, living, and kitchen areas. The kitchen is equipped with full stainless steel appliances, 3CM quartz countertops and is complemented by an abundance of natural light from large triple-pane windows. The convenience of having the primary bedroom, bathroom, and laundry (appliances included) all on one level enhances ease of living, while you can also enjoy your morning beverage on your exterior patio. The Orchards is a vibrant, family-friendly community in southeast Edmonton. Pictures are from another unit

Built in 2025

### Essential Information

MLS® # E4449712

Price \$218,057



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	499
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	25 6905 25 Avenue
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3B7

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Parking-Visitor, Patio, Smart/Program. Thermostat, HRV System
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Divine Mercy  
Middle                              JAN REIMER K-9  
High                                 J. PERCY PAGE

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                7  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually  
Condo Fee                        \$107

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