

# \$489,900 - 636 Orchards Boulevard, Edmonton

MLS® #E4456360

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautifully maintained 2-storey home in the Orchards boasts 1624 sq. ft. of above-grade living space, featuring 4 bedrooms, 2 Full baths, 2 powder rooms, and a double detached garage. As you enter, you're greeted by a spacious foyer leading to a bright living room and dining area. The kitchen boasts SS appliances, quartz countertops, a large island, a butler's pantry & a water filter system under the sink. A 2-pc powder room completes the main floor. Upstairs, you'll find 3 spacious bedrooms and a 4-pc shared bath, with the primary bedroom featuring a walk-in closet and a 4-pc ensuite. The partial finished basement expands your living options with a large family room, 4th bedroom, and a 2-pc powder room. Ideally located just steps from Jan Reimer School, walking trails & 8 acres of green space. Minutes to shopping, medical, transit & Anthony Henday. "This is a wonderful place to call home!

Built in 2018

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456360  |
| Price      | \$489,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



636 Orchards Blvd SW, Edmonton, AB

Main Floor Exterior Area 814.35 sq ft  
Interior Area 749.31 sq ft



0 3 6 ft

PREPARED: 2025/07/31

This diagram is excluded from total floor area in IGCC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 636 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2L4                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Stories           | 3                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Partially Finished                                                                            |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 53             |
| HOA Fees       | 450                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 18th, 2025 at 3:02am MDT