

\$499,000 - 264 Orchards Boulevard, Edmonton

MLS® #E4458920

\$499,000

3 Bedroom, 2.50 Bathroom, 1,358 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautifully crafted 3-bedroom, 2.5-bathroom home is located in the highly sought-after community of The Orchards at Ellerslie. With its modern design and spacious layout, it's perfect for growing families. The bright and airy main floor features an open-concept living, dining, and kitchen area, ideal for both entertaining and everyday living. Upstairs, you'll discover three generous bedrooms, including a master suite with its own private ensuite bathroom. The unfinished basement offers amazing potential, complete with a side entrance for future development of a suite or extra living space—perfect for adding value or creating a personalized area to suit your needs. Situated in a family-friendly neighborhood, this home is just a short stroll to parks, schools, and shopping, while also being a quick 10-minute drive to the Anthony Henday and a 20-minute drive to the airport.



Built in 2024

Essential Information

MLS® #	E4458920
Price	\$499,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,358
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	264 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A2

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 22nd, 2025
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Days on Market	56
Zoning	Zone 53
HOA Fees	483
HOA Fees Freq.	Annually

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