

## \$349,999 - 3305 Orchards Link, Edmonton

MLS® #E4440523

**\$349,999**

2 Bedroom, 2.50 Bathroom, 1,364 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to Grove on 25th in the vibrant community of The Orchards at Ellerslie! This stylish 2-storey townhome offers 1,364 sq ft of comfortable, modern living space. The main floor features an open-concept layout with a spacious living area and a well-appointed kitchen boasting stainless steel appliances, dark cabinetry, and ample counter space—perfect for entertaining or everyday living. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite for ultimate privacy and convenience. The basement includes a double attached garage with direct access. Move-in ready and ideally located close to parks, schools, shopping, and all the amenities Ellerslie has to offer. A fantastic opportunity to own in a family-friendly, amenity-rich neighbourhood!

Built in 2019

### Essential Information

MLS® #	E4440523
Price	\$349,999
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.00



Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3305 Orchards Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	JAN REIMER SCHOOL
Middle	JAN REIMER SCHOOL
High	J. PERCY PAGE SCHOOL

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 53
Condo Fee	\$256

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