

## \$479,900 - 2415 Chokecherry Link Link, Edmonton

MLS® #E4441739

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,422 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Beautifully designed 3-bed, 2.5-bath home in the sought-after Orchards community offering over 1,420 sq ft of stylish living space. The bright, open-concept main floor features large windows, a modern kitchen with floor-to-ceiling cabinets, granite countertops, tile backsplash, stainless steel appliances, upgraded lighting, and a central island—perfect for entertaining. Upstairs you'll find 3 bedrooms, including a spacious primary with walk-in closet and 4-pc ensuite. Plush carpet throughout the bedrooms and stairs, with laundry conveniently located on the upper level. Enjoy a partially fenced backyard, rear parking pad for 2 vehicles, and ample street parking. The unfinished basement provides excellent potential for future development to suit your lifestyle. Ideally located within walking distance to Jan Reimer K-9 School, Divine Mercy Catholic School, parks, and scenic walking trails. Minutes from Superstore, Walmart, Shoppers, restaurants, and major commuter routes. Well-maintained and move-in ready

Built in 2019

### Essential Information

MLS® # E4441739

Price \$479,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,422
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2415 Chokecherry Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M8

### Amenities

Amenities	Ceiling 9 ft., HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	52
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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