

Courtesy Of Christina A Reid Of Century 21 Leading

## **\$417,127 - 16 6905 25 Avenue, Edmonton**

MLS® #E4448363

**\$417,127**

3 Bedroom, 2.50 Bathroom, 1,407 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Introducing The Holiday - A BRAND-NEW Townhome home offering 1,407 sq ft of elegant and functional living in the sought after SE community of The Orchards. The upgraded kitchen comes with cabinet risers to the ceiling, 3 cm quartz, gas range, and a double door fridge with internal water dispenser. The ground floor includes a double car garage and finished flex space. The upper floor primary bedroom has space for a king sized bed, as well as features a walk in closet, and ensuite. Along with the beautiful oasis, there are two additional bedrooms located on the upper floor. Triple pane windows are included throughout the whole home, keeping it warm in the winter and cool in the summer! The Orchards is a vibrant, family-friendly community that provides residents with access to beautiful parks, serene ponds, and scenic walking trails. Plus, enjoy exclusive use of the 8-acre private clubhouse, which offers amenities for all ages, such as a spray park, NHL-sized skating rink, playgrounds, tennis and basketball

Built in 2025

### **Essential Information**

MLS® # E4448363

Price \$417,127



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,407             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 16 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, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached                                                                             |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, Partially Finished                                                                          |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

### School Information

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$293           |

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Listing information last updated on August 19th, 2025 at 1:47pm MDT