

# \$509,900 - 2769 Chokecherry Place, Edmonton

MLS® #E4430983

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Step Into Style, Comfort & Convenience – Your Dream Home Awaits in The Orchards! Welcome to this like-new half duplex with a fully finished basement, perfectly nestled in the sought-after community of The Orchards. With 4 spacious bedrooms and 3.5 bathrooms, this home offers the perfect blend of space, function, and modern flair. The main floor features a bright, open-concept kitchen with stainless steel appliances, an undermount sink, spacious pantry, – ideal for meal prep or casual dining. The inviting living room overlooks your oversized deck, landscaped yard, perfect for entertaining or relaxing outdoors. Upstairs, you™ find 3 generously sized bedrooms, including a primary suite with a private ensuite, plus a bonus room – great for a home office, playroom, or cozy movie nights. The finished basement adds even more living space, BEDROOM and full BATHROOM for guests, a gym, WET BAR AREA and an extra family room. Plus, enjoy the convenience of an attached garage and a paved driveway.

Built in 2018

## Essential Information

MLS® # E4430983

Price \$509,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,725         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2769 Chokecherry Place    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2J9                   |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | DIVINE MERCY      |
| Middle     | JAN REIMER SCHOOL |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 53          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 16th, 2025 at 1:02am MDT