

\$409,000 - 13 603 Orchards Boulevard, Edmonton

MLS® #E4440572

\$409,000

3 Bedroom, 2.50 Bathroom, 1,478 sqft
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this stunning 2023-built townhouse, offering the perfect blend of modern style and functionality. This spacious corner-lot home features three bedrooms, two and a half bathrooms, and a Unfinished basement. Enjoy the convenience of an attached double-car garage with visitor parking just behind the house. Step inside to find an open-concept layout that seamlessly connects the living, dining, and kitchen areas. The sleek kitchen is perfect for cooking enthusiasts, and the spacious bedrooms provide a comfortable retreat at the end of the day. Outside, youâ€™ll love the deck area, ideal for outdoor relaxation and entertaining. Plus, with parks, playgrounds, and various amenities just a short distance away, this location has it all. Donâ€™t miss the chance to make this beautiful townhouse your new home!



Built in 2023

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4440572 |
| Price | \$409,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,478 |

| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 13 603 Orchards Boulevard |
| Area | Edmonton |
| Subdivision | The Orchards At Ellerslie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 2W8 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 23 |

| | |
|----------------|----------|
| Zoning | Zone 53 |
| HOA Fees | 450 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$161 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 27th, 2025 at 11:17pm MDT