

## \$279,900 - 121 3305 Orchards Link, Edmonton

MLS® #E4429883

**\$279,900**

2 Bedroom, 2.50 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Beautiful dual owner's suite townhome with attached garage in The Orchards at Ellerslie! Featuring two spacious bedrooms, each with its own ensuite, this upgraded home is perfect for first-time buyers or investors. The open-concept main floor boasts a rear kitchen with ceiling-height cabinetry, quartz countertops, tile backsplash, stainless steel appliances, and a flush eating bar. Enjoy the benefits of low condo fees, your own front yard, and an attached garage—an ideal alternative to apartment-style condos. Located in The Grove on 25th, a well-managed community close to schools, parks, and shopping. Just blocks from The Orchards Residents Association offering tennis, basketball, a skating rink, playground, and year-round events!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429883  |
| Price          | \$279,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,119     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2018              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 121 3305 Orchards Link    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2H1                   |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", No Smoking Home, Parking-Visitor, HRV System |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached, Tandem   |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 53         |
| HOA Fees       | 425             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$212           |

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Listing information last updated on April 20th, 2025 at 2:17am MDT