

# \$300,000 - 95 3305 Orchards Link Link, Edmonton

MLS® #E4430252

**\$300,000**

2 Bedroom, 2.50 Bathroom, 1,106 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this gorgeous townhome in the sought-after community of The Orchards! Enjoy a bright, open-concept main floor with quartz counters, tile backsplash, stainless steel appliances, and updated lighting. A convenient 2-piece bath completes the main level. Upstairs features two large primary bedrooms, each with its own full ensuite—perfect for comfort and privacy. The double attached garage adds extra convenience, while the low-maintenance lifestyle means more time to enjoy the nearby parks, schools, walking trails, and the exclusive Orchards Club House. Stylish, functional, and move-in ready—this home checks all the boxes!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430252  |
| Price          | \$300,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,106     |
| Acres          | 0.00      |
| Year Built     | 2016      |



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

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 95 3305 Orchards Link Link |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2H1                    |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached, Tandem                            |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 53          |

|                |          |
|----------------|----------|
| HOA Fees       | 450      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$212    |

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Listing information last updated on April 19th, 2025 at 12:17pm MDT