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

MLS® #E4430252

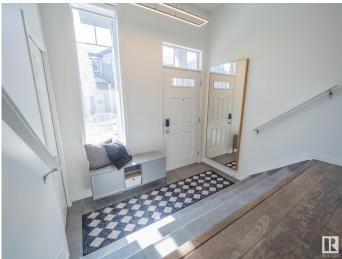
#### \$300,000

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 ensuiteâ€"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 readyâ€"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



Туре	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
	Shopping hearby
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

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 April 19th, 2025 at 12:17pm MDT