

# \$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, youâ€™™ll 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

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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
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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	6
Zoning	Zone 53
HOA Fees Freq.	Annually

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