

Courtesy Of Jacquie C Smith Of 2% Realty Pro

## \$450,000 - 2835 Chokecherry Place, Edmonton

MLS® #E4430244

**\$450,000**

4 Bedroom, 3.50 Bathroom, 1,340 sqft  
Single Family on 0.00 Acres

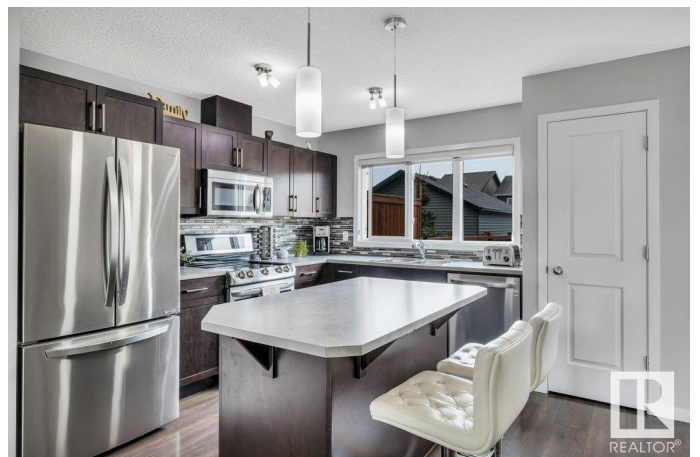
The Orchards At Ellerslie, Edmonton, AB

FULLY FINISHED! This beauty has EVERYTHING you want at a price you can actually afford! FULLY FINISHED w/4 bedrooms, 4 baths, an open concept main floor with sleek dark kitchen cabinets, stainless appliances, open to dining area & living room with vinyl plank flooring throughout, upper level offers 3 good sized bedrooms primary with walk in closet & 3 piece bath, 2 additional bedrooms share a full 4 piece bath, convenient 2nd level laundry completes this level, lower fully developed with awesome family room & bedroom with 3 piece ensuite! Nice attached back deck for sunny day BBQ's and a double detached garage! Orchards is family friendly with schools, parks, community league, skating rink and much more. Don't wait on this one.

Built in 2017

### Essential Information

MLS® #	E4430244
Price	\$450,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,340
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2835 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J8

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **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	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Jan Reimer School
Middle	Jan Reimer School

High

J Percy Page

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 3

Zoning Zone 53

HOA Fees 422

HOA Fees Freq. Annually

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Listing information last updated on April 13th, 2025 at 10:02am MDT