

## \$680,000 - 3033 Chokecherry Common, Edmonton

MLS® #E4436497

**\$680,000**

4 Bedroom, 3.50 Bathroom, 2,039 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

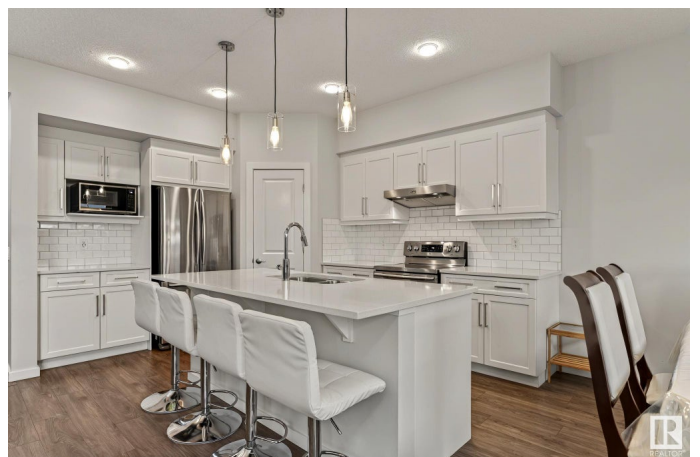
Welcome to the prestigious community of The Orchards in Ellerslie! This stunning, EAST-facing home offers OPEN-TO-BELOW ceilings, a LEGAL 1-BEDROOM SUITE, and backs onto a charming MINI PARK. Inside, the home feels like new and boasts thoughtful upgrades throughout. The main floor features a DEDICATED OFFICE, a modern kitchen with QUARTZ countertops, and a WALKTHROUGH PANTRY connected to the mudroom. Upstairs, enjoy the BONUS ROOM along with 3 spacious bedrooms - ALL WITH WALK-IN CLOSETS. The primary bed includes an ENSUITE BATH. The LEGAL SUITE includes 1 bedroom, 1 bathroom - ideal for extended family or rental income. Located within walking distance to public and Catholic schools, bus stops, parks, and shopping plazas. Just a short drive to South Edmonton Common and under 20 minutes to the airport. As a resident, youâ€™™ll also enjoy exclusive access to The Orchards Clubhouse, offering family-friendly amenities like BBQ, sports courts, and event space. This home is the full package - Make It Yours Today!

Built in 2020

### Essential Information

MLS® # E4436497

Price \$680,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,039
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3033 Chokecherry Common
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M4

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Gazebo, No Animal Home
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	15
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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 May 30th, 2025 at 11:02am MDT