

## \$529,900 - 2289 Chokecherry Close, Edmonton

MLS® #E4431792

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,712 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautiful 1711 sq. ft. home in The Orchards at Ellerslie! Featuring 3 beds & 2.5 baths. This home offers style & comfort. Step into a spacious foyer leading to a grand living room with soaring 10 ft. ceilings & large front-facing windows that flood the space with natural light. The rest of the main floor with 9 ft. ceiling. The bright dining area flows into a corner kitchen equipped with SS appliances, ample cabinetry, a tile backsplash, a large island & add'l windows. A 2-pc bath completes the main floor. Upstairs you'll find the primary bedroom with walk-in closet & 4-pc ensuite, plus 2 more bedrooms, a 4-pc bath & convenient laundry. An Almost carpet less house. The unfinished basement awaits your personal touch. A well maintained backyard with double deck is perfect for relaxing and entertaining. Enjoy a double garage & exclusive access to community amenities like the Clubhouse, Splash Park, Tennis Courts, Ice Rink & more! Close to all amenities, schools (Jan Reimer), parks & transit.

Built in 2020

### Essential Information

MLS® # E4431792

Price \$529,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,712
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2289 Chokecherry Close
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M6

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	18
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 6th, 2025 at 10:32am MDT