

\$529,500 - 467 Orchards Boulevard, Edmonton

MLS® #E4457992

\$529,500

4 Bedroom, 3.50 Bathroom, 1,681 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This Orchards gem comes with a fully finished BASEMENT IN LAW SUITE featuring a second kitchen, flex room, large bedroom with ensuite bath, and big windows for plenty of light. Main Floor & Upstairs, the rare corner home offers nearly 1,700 sq.ft. of open concept living with soaring ceilings and an open-to-below entry that creates a bright, airy feel. The oversized kitchen island provides exceptional counterspace, complemented by stainless steel appliances and a formal living area at the back that opens onto a great-sized deck and yard—ideal for family time or entertaining. The upper level includes a spacious primary bedroom with walk-in closet and 4pc ensuite, plus two additional bedrooms and a full bath. Thoughtful design, abundant natural light, and a double detached garage complete this one-of-a-kind property. See it to believe—this home is unlike anything you’ve experienced!

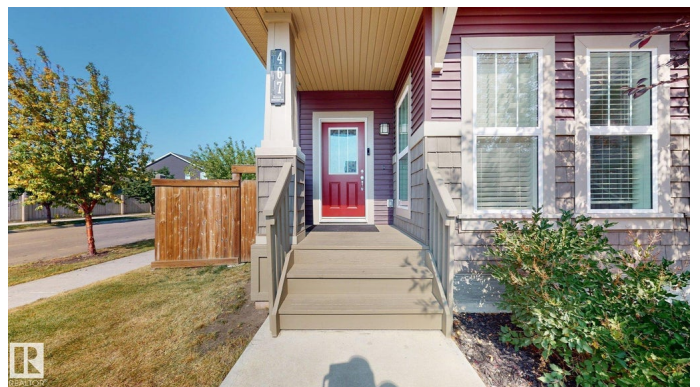
Built in 2017

Essential Information

MLS® #	E4457992
Price	\$529,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3



467 Orchards Boulevard Southwest, Edmonton AB T6X 1A2, CA



Half Baths	1
Square Footage	1,681
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	467 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2C8

Amenities

Amenities	Ceiling 9 ft., Deck, Guest Suite, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl
Foundation Concrete Perimeter

School Information

Elementary JAN REIMER SCHOOL

Additional Information

Date Listed September 16th, 2025

Days on Market 50

Zoning Zone 53

HOA Fees 450

HOA Fees Freq. Annually

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