

## \$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 | 14               |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 2nd, 2025 at 2:02am MDT