

## **\$584,900 - 4731 Crabapple Run Run, Edmonton**

MLS® #E4441699

**\$584,900**

3 Bedroom, 2.50 Bathroom, 2,036 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Beautiful 2 storey home backing onto the walking trail in the family-oriented community of The Orchards! Located just steps to the Orchards Circle Park and the Orchards Recreation Centre with its playground, splash park, ice rink and sports courts! This home features nearly 2050sqft, 3 bedrooms, and 3 bathrooms. The main level features a large kitchen w/gas stove, newer fridge, large island, and great sized eating nook! Completing this level is a lovely family room with gas F/P, walk-thru pantry, spacious mudroom, and half bath. The upper level features a large and bright bonus room, 4pc bathroom + 3 bedrooms. The spacious master suite features a W/I Closet + large ensuite with over-sized walk-in shower and corner soaker tub. The back yard has been updated nicely with a fire pit area and custom stone planter! Other upgrades include central AC, front exterior Govee LED accent lighting, and a heated garage. Ideally situated close to public transportation, EIA, and all amenities! Donâ€™t miss this one!

Built in 2014

### **Essential Information**

MLS® # E4441699

Price \$584,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,036
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4731 Crabapple Run Run
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y7

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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