

## \$479,999 - 2771 Chokecherry Place, Edmonton

MLS® #E4432986

**\$479,999**

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully upgraded 3-bedroom, 2.5 bathroom home in the sought-after community of The Orchards!! Featuring luxury vinyl plank flooring on main floor, an open-concept kitchen with quartz countertops, a spacious island and a separate pantry, enjoy the extreme cold days with the convenience of electric fireplace, stairs railing throughout, this home is designed for modern living. The bright living and dining areas overlook the backyard, creating a perfect space for relaxation or entertaining. Upstairs, the master bedroom impress with a spacious walk in closet & ensuite. Two good size bedrooms and laundry room completes upper level. The unfinished basement, with bathroom rough-ins offers endless customization possibilities. A single attached garage adds year-round convenience. Close to all amenities & access to Club House in Orchards. Donâ€™t miss out on this perfect blend of style, space, and location!

Built in 2018

### Essential Information

MLS® #	E4432986
Price	\$479,999
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2771 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Club House, Deck, Hot Water Natural Gas
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Portable, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 26th, 2025  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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Listing information last updated on April 26th, 2025 at 6:02pm MDT