

## \$349,999 - 85 3305 Orchards Link Link, Edmonton

MLS® #E4430578

**\$349,999**

3 Bedroom, 2.50 Bathroom, 1,368 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the master-planned community of Grove on 25th, in The Orchards! This 1368 sq ft 3 bed, 3 bath Townhome with Double Attached garage, a fenced yard, Upgraded laminate/ Tile floors, Quartz countertops, Backsplash, and 5 appliances. This impressive community is conveniently located, near the Anthony Henday, Calgary Trail, South Edmonton Common, schools, restaurants, shopping centers, golf courses, and only minutes from the airport. Enjoy exclusive access to an amazing Residents Association, amenities include an NHL sized skating rink, tennis courts, playground, picnic areas, walking paths, a spray park and club house! The Orchards features gorgeous parks, ponds, scenic pathways and future schools, with plenty of green space for walking, biking, picnicking and other family leisure activities.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430578  |
| Price          | \$349,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,368     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 85 3305 Orchards Link Link |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2H1                    |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Asphalt, Concrete, Vinyl        |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Asphalt, Concrete, Vinyl        |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$256            |

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 4th, 2025 at 2:17pm MDT