

## \$349,900 - 20 603 Orchard Boulevard, Edmonton

MLS® #E4438146

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,227 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Condo Townhome End Unit built 2022, 1227 sqft , 3 Bedroom 2.5 Bathroom, with deck, backing on green space and trail , quartz countertops, vinyl plank flooring, white kitchen & stainless steel appliances, living room and dining combined. All 3 bedrooms upstairs and laundry on the same level. 4pc ensuite bathroom for the primary bedroom & walk-in closet! Located near playground in the Orchards at Ellerslie in Edmonton's desirable South Side.

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4438146          |
| Price          | \$349,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,227             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 20 603 Orchard Boulevard  |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1A2                   |

## Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke |
| Parking   | Single Garage Attached                           |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Gated Community, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 53        |
| HOA Fees       | 450            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$162          |

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 June 9th, 2025 at 9:17pm MDT