

## \$479,900 - 8006 Orchards Green, Edmonton

MLS® #E4429326

### \$479,900

3 Bedroom, 2.50 Bathroom, 1,475 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover this beautifully designed almost 1500 sqft single-family detached home with a potential for side entrance to the basement in the vibrant community of Orchards. With 3 spacious bedrooms and 2.5 baths, this home offers a modern and functional layout with high-quality finishes throughout. The main floor features a versatile tech space - perfect for a home office or study area. Upstairs, the primary bedroom boasts two closets - offering ample storage, and the convenient laundry adds ease to daily living. Two additional bedrooms and main bathroom complete the upper level. A Double Detached Garage provides ample parking and storage. Ideally located close to parks, schools, and shopping, this property is perfect for families looking for style, comfort, and convenience.

Built in 2018

### Essential Information

MLS® #	E4429326
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8006 Orchards Green
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2L4

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave 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, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	3

Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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