

## \$489,900 - 2751 Chokecherry Place, Edmonton

MLS® #E4422229

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this like new half duplex with a SIDE ENTRANCE located in the neighborhood of the Orchards. This home has 3 spacious bedrooms and 3 washrooms. The main floor has a large kitchen with upgraded appliance package including a microwave hood fan, Stainless steel undermounted sink, ample cabinet and quarts counter top space with an oversized upgraded large island. The living room is also spacious in size and looks out onto the oversized deck with composite railings. The upper floor has 3 bedrooms with the master offering a full en suite and a bonus room. The home has an attached garage with a massive driveway. This home is close to schools, shopping, public transportation and gives you access to the Orchards Club House with amenities such as Tennis courts, Basketball courts, Community gardens, Skating rinks for leisure and hockey, Spray park and BBQ areas and a playground the kids will love. Make this home yours!

Built in 2020

### Essential Information

MLS® #	E4422229
Price	\$489,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2751 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2K1

### Amenities

Amenities	Club House, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### 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, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 19th, 2025  
Days on Market                72  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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Listing information last updated on May 2nd, 2025 at 8:17am MDT