

# \$499,000 - 1736 Plum Crescent, Edmonton

MLS® #E4447481

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,686 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Situated on a beautifully landscaped corner lot in The Orchards, this Daytona 2022 built home has style, comfort, and smart design. Large windows fill the home with natural light, enhancing the open-concept main floor with luxury vinyl plank, motorized blinds, smart switches, and a striking floor-to-ceiling tiled wall with 60" electric fireplace. The chef's kitchen features quartz counters, two-tone ceiling-height cabinetry, induction cooktop, wall oven, and custom storage solutions. Upstairs offers a spacious primary retreat with a walk-in closet and tiled ensuite, plus a bright bonus room perfect for family living or a home office. The basement includes 9" foundation walls and is ready for future development. Additional perks include A/C, HRV, humidifier, sump pump, upgraded laundry, a fenced yard, front veranda, BBQ gas line, and an extended 20'x24' concrete parking pad. With side entry and smart upgrades throughout, this home is turnkey and ready to enjoy.

Built in 2022

## Essential Information

MLS® #	E4447481
Price	\$499,000
Bedrooms	3



1736 Plum Cres SW, Edmonton, AB

Main Floor Exterior Area 844.17 sq ft  
Interior Area 777.75 sq ft



0 4 8 ft

PREPARED: 2025/06/24

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1736 Plum Cres SW, Edmonton, AB

2nd Floor Exterior Area 842.50 sq ft  
Interior Area 762.78 sq ft



0 4 8 ft

PREPARED: 2025/06/24

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,686
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1736 Plum Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z8

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Front Porch, No Smoking Home, Parking-Extra, Party Room, Recreation Room/Centre, Tennis Courts, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Jan Reimer School
Middle	Jan Reimer School
High	J. Percy Page School

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	86
Zoning	Zone 53
HOA Fees	550
HOA Fees Freq.	Annually

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Listing information last updated on October 6th, 2025 at 11:47am MDT