

## \$355,000 - 55 4029 Orchards Drive, Edmonton

MLS® #E4452990

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,257 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This is it! That Park facing, 3 bedroom End Unit location that you never thought would become available! Located in The Grove Townhomes in the Orchards community. When you sit outside on your patio you are surrounded by trees in your private fenced yard. Enjoy sunsets & people watching as cyclists, dog walkers & runners enjoy the walking trails right outside your condo. Popular front kitchen plan has quartz countertops & raised eating bar, wood grain cabinets + pantry, ceramic backsplash & stainless steel appliances. Electric fireplace warms the Great Room living space. All 3 of the upper bedrooms have extra windows giving you a nice cross breeze to lull you to sleep at night. Primary Bedroom has full ensuite & walk-in closet. Lots of tidy storage in lower level with direct access to the insulated garage. Enjoy access to the Resident's Association Clubhouse with its Tennis Courts, Spray Park, Hockey Rink & Clubhouse. So close to everything with K-9 schools nearby, shopping & easy access to the airport.

Built in 2014

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4452990  |
| Price  | \$355,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,257             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 55 4029 Orchards Drive    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1V2                   |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Club House, No Smoking Home, Patio, Recreation Room/Centre, Tennis Courts |
| Parking Spaces | 2                                                                         |
| Parking        | Double Garage Attached, Insulated                                         |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Partially Finished                                                                                                           |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby, Private Setting, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Jan Reimer K-6            |
| Middle     | Jan Reimer 7-9            |
| High       | J.Percy Page/Holy Trinity |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 53           |
| HOA Fees       | 428.57            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$267             |

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Listing information last updated on August 16th, 2025 at 10:02pm MDT