

## \$495,000 - 770 Orchards Boulevard, Edmonton

MLS® #E4460011

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 770 Orchards Blvd, a fantastic investment opportunity in a vibrant community! This spacious 3-level home offers over 1,400 sq. ft. above grade plus a fully finished basement with its own kitchen, rec room, bedroom, and bathroom—perfect for extended family or rental income. The main floor features an open-concept kitchen, dining, and living area with direct access to a fenced yard and deck, ideal for entertaining. Upstairs you'll find 3 bedrooms including a large primary with ensuite and walk-in closet, plus convenient upper laundry. With a double garage and thoughtful layout, this property is low-maintenance and versatile. Located close to schools, shopping, recreation, and major routes, this home is a smart choice for both homeowners and investors alike.

Built in 2021

### Essential Information

MLS® #	E4460011
Price	\$495,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,411
Acres	0.00



Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	770 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Y7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

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

### **Additional Information**

Date Listed	September 29th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on October 1st, 2025 at 12:47am MDT