

## **\$614,900 - 2320 Muckleplum Way, Edmonton**

MLS® #E4429571

**\$614,900**

4 Bedroom, 3.00 Bathroom, 1,930 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the popular Lakeview model by 35 year builder Excel Homes in the Orchards. This UPGRADED BRAND NEW property at just under 2000 sf has it all. Upon entering you're greeted with LVP flooring. 9FT ceilings, MAIN FLOOR BEDROOM, MAIN FLOOR FULL BATH w/standup shower, SEPARATE ENTRANCE GREAT FOR POTENTIAL INCOME SUITE. Energy star stainless steel appliances, kitchen/nook beautifully opens to living room. Upstairs carpet. Large bonus room, 3 bedrooms including primary bedroom with 5pc ensuite. Main floor full bath. Quartz countertops throughout. Plenty of windows everywhere. Green Built home with Tankless water system, ECOBEE thermostat, R20 minimum insulation upstairs, R12 in basement, solar panel rough-in, low E windows, and much more! Close to all amenities. Do not delay this one won't last!

Built in 2025

### **Essential Information**

MLS® #	E4429571
Price	\$614,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,930



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

**Community Information**

Address	2320 Muckleplum Way
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3H2

**Amenities**

Amenities	Ceiling 9 ft., Detecto Insulation-Upgraded, Smart/Program Thermostat, Green Building, HPV
Parking	Double Garage Attached

**Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G Hood Fan, Refrigerator, Stov
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Partially Lan Transportation, Schools, Sho
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**



Date Listed	April 7th, 2025
Days on Market	20
Zoning	Zone 53
HOA Fees	400
HOA Fees Freq.	Annually

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