

## \$639,900 - 2969 Chokecherry Common, Edmonton

MLS® #E4432512

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,101 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning home offering 2,100 sqft of thoughtfully designed living space with 3 spacious bedrooms and 2.5 bathrooms. Nestled in the highly sought-after community of The Orchards, this home backs directly onto a serene walking trail and is just a 5-minute walk to Jan Reimer School—perfect for growing families! Residents of The Orchards can enjoy access to the exclusive community Social House, which includes tennis courts, playgrounds, parks, splash park, ice rink and year-round activities. Inside, the home is finished with luxury vinyl plank flooring, quartz countertops, designer cabinetry with stacked upper cabinets, a chimney-style hood fan, and stainless steel appliances. The elegant staircase, 9-ft ceilings on the main floor, and a TRIPLE GARAGE add to the home's appeal. It also comes equipped with smart home technology and disc lighting throughout the main floor to ensure a bright and modern living space. Completing the package, a professionally landscaped front yard and a fully fenced in back yard.

Built in 2020

### Essential Information

MLS® # E4432512

Price \$639,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,101
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2969 Chokecherry Common
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
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	April 24th, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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