

## \$450,000 - 2835 Chokecherry Place, Edmonton

MLS® #E4430244

**\$450,000**

4 Bedroom, 3.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

FULLY FINISHED! This beauty has EVERYTHING you want at a price you can actually afford! FULLY FINISHED w/4 bedrooms, 4 baths, an open concept main floor with sleek dark kitchen cabinets, stainless appliances, open to dining area & living room with vinyl plank flooring throughout, upper level offers 3 good sized bedrooms primary with walk in closet & 3 piece bath, 2 additional bedrooms share a full 4 piece bath, convenient 2nd level laundry completes this level, lower fully developed with awesome family room & bedroom with 3 piece ensuite! Nice attached back deck for sunny day BBQ's and a double detached garage! Orchards is family friendly with schools, parks, community league, skating rink and much more. Don't wait on this one.

Built in 2017

### Essential Information

MLS® #	E4430244
Price	\$450,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,340
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2835 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J8

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Jan Reimer School
Middle	Jan Reimer School

Additional Information

Date Listed	April 10th, 2025
Days on Market	26
Zoning	Zone 53
HOA Fees	422
HOA Fees Freq.	Annually

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