

## \$325,000 - 133 3305 Orchards Link Link, Edmonton

MLS® #E4447175

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,253 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this charming 2016-built townhouse located in the vibrant community of The Orchards. This well-maintained home offers 2 spacious bedrooms, each with its own private ensuite—perfect for added comfort and convenience. With 2.1 bathrooms in total, a functional layout, and a bright, open living space, this property is ideal for first-time buyers or investors. The kitchen, living, and dining areas flow seamlessly, and the fresh coat of paint throughout makes this home feel brand new. Enjoy your morning coffee on the private balcony, complete with a gas line for BBQ, and take advantage of the attached 2-car garage. Affordable condo fees make this a great option for low-maintenance living. The Orchards is known for its family-friendly atmosphere and access to community amenities like parks, walking trails, and the Residents Association clubhouse. Situated close to schools, public transit, and shopping, this home offers comfort, value, and convenience in a well-connected location.

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447175  |
| Price    | \$325,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,253             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 133 3305 Orchards Link Link |
| Area        | Edmonton                    |
| Subdivision | The Orchards At Ellerslie   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6X 2H1                     |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Tennis Courts, Rooftop Deck/Patio |
| Parking   | Double Garage Attached, Tandem                                      |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 3                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | None, No Basement                                                                                    |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| 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    | July 11th, 2025 |
| Days on Market | 73              |
| Zoning         | Zone 53         |
| HOA Fees       | 440             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$224           |

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