

## \$490,000 - 3115 Chokecherry Bend, Edmonton

MLS® #E4421843

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

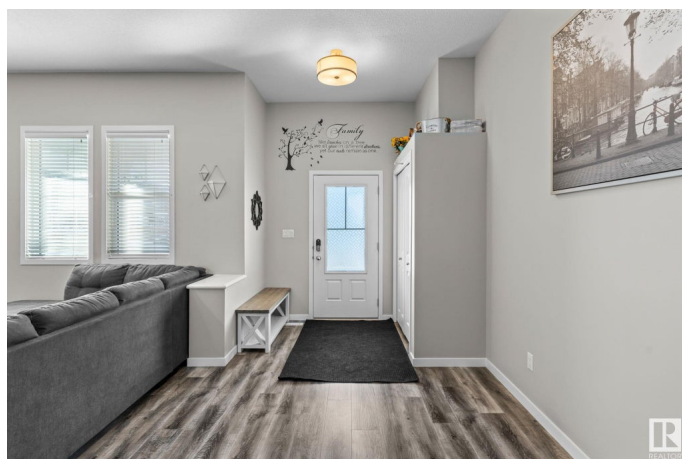
The Orchards At Ellerslie, Edmonton, AB

Beautifully cared for 2-Storey home in THE ORCHARDS. Spacious entry as you walk into this home, with laminate flooring throughout the main level. The Kitchen, finished with QUARTZ COUNTERS and STAINLESS STEEL APPLIANCES is the center-piece on this level with a beautiful CURVED STAIRCASE as the focal point. The upper floor offers a separate Family Room, Spacious Primary Bedroom w/ Walk-in closet & 4-PC ensuite bathroom. Two more Bedrooms and Full 4-pc bathroom complete the 2nd floor. The basement is unfinished for you to complete to your own desire. Better than buying new with: a Double Detached Garage to keep your car out of the elements, Spacious Deck for enjoying the summers, a fully fenced & landscaped yard AND window coverings included!

Built in 2019

### Essential Information

MLS® #	E4421843
Price	\$490,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576



Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3115 Chokecherry Bend Bend
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M2

### Amenities

Amenities	Ceiling 9 ft., Deck, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	February 17th, 2025
Days on Market	61
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:02am MDT