

## \$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	9
Zoning	Zone 53
HOA Fees	422
HOA Fees Freq.	Annually

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