

## **\$499,900 - 3103 Chokecherry Bend Bend, Edmonton**

MLS® #E4433431

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,447 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautiful 3 bed home is located on a corner lot which has a larger yard and additional windows providing lots of natural light to the home. This home boasts 9 ft ceilings, upgraded interior finishes like (quartz counters, stainless steel appliances, plank floors). The kitchen has stylish 2 tone cabinets, upgraded undermount granite sink, pantry and a huge island. Upstairs you'll find a large master suite with 4 pce ensuite & walk-in closet, laundry, main bath and 2 more roomy bedrooms. The home has really nice window coverings on all windows. This home has a side door that leads to basement great opportunity for a basement or in-law suite. The basement has the bathroom already roughed in. House also has South facing yard and detached double garage. You can move into this gorgeous home immediately! Located the Orchards community which offers schools, walking paths & trails, playgrounds, splash park and a club house. Costco and South Edmonton Common are minutes away.

Built in 2020

### **Essential Information**

MLS® #	E4433431
Price	\$499,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3103 Chokecherry Bend Bend
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Golf Nearby, Landscaped, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 30th, 2025

Days on Market 48

Zoning Zone 53

HOA Fees 428.57

HOA Fees Freq. Annually

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