

# \$394,900 - 39 603 Orchards Boulevard, Edmonton

MLS® #E4443662

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,478 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Modern 3-bedroom corner townhouse in The Orchards! This bright, well-maintained home offers extra privacy, more natural light, and added yard space. Features include an open-concept main floor, stylish kitchen with island & stainless steel appliances, and vinyl plank flooring throughout. Upstairs boasts 3 bedrooms, including a spacious primary with walk-in closet & ensuite. Enjoy in-suite laundry, an attached double garage, and free basement access for storage or flex use. Steps to schools, parks, and Orchards Residents Association amenities (clubhouse, rink, splash park, & more). Quick access to Anthony Henday & Hwy 2!

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4443662          |
| Price          | \$394,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,478             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 39 603 Orchards Boulevard |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2W8                   |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Attached               |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                                                      |
| Stories           | 2                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |

Condo Fee                \$161

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