

# **\$315,000 - 122 3305 Orchards Link Link, Edmonton**

MLS® #E4453120

**\$315,000**

2 Bedroom, 2.50 Bathroom, 1,217 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this 1,200+ sq. ft. townhome located in the vibrant community of The Orchards at Ellerslie in South Edmonton. Featuring exceptional finishes and upgrades throughout, this home is sure to impress. The modern kitchen with plenty of cabinets and corner pantry boasts quartz countertops, stainless steel appliances, and a spacious eat-up island, all overlooking the bright open-concept living and dining areas—perfect for entertaining or everyday living. Upstairs, you’ll find two primary bedrooms, each with its own private ensuite, offering comfort and privacy for all. Additional highlights include a double attached garage and access to The Orchards Residents Association, where you’ll enjoy exclusive amenities such as monthly community events, tennis courts, a splash park, hockey rink, playground, and so much more. This is more than a home—it’s a lifestyle. Don’t miss your opportunity to make it yours!

Built in 2018

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4453120  |
| Price     | \$315,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,217             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 122 3305 Orchards Link Link |
| Area        | Edmonton                    |
| Subdivision | The Orchards At Ellerslie   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6X 2H1                     |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Partial, Partially Finished                                                                                     |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                3  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually  
Condo Fee                        \$234

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