

## \$279,900 - 121 3305 Orchards Link, Edmonton

MLS® #E4429883

**\$279,900**

2 Bedroom, 2.50 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Beautiful dual owner's suite townhome with attached garage in The Orchards at Ellerslie! Featuring two spacious bedrooms, each with its own ensuite, this upgraded home is perfect for first-time buyers or investors. The open-concept main floor boasts a rear kitchen with ceiling-height cabinetry, quartz countertops, tile backsplash, stainless steel appliances, and a flush eating bar. Enjoy the benefits of low condo fees, your own front yard, and an attached garage—an ideal alternative to apartment-style condos. Located in The Grove on 25th, a well-managed community close to schools, parks, and shopping. Just blocks from The Orchards Residents Association offering tennis, basketball, a skating rink, playground, and year-round events!

Built in 2018

### Essential Information

MLS® #	E4429883
Price	\$279,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,119
Acres	0.00



Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	121 3305 Orchards Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### **Amenities**

Amenities	Ceiling 9 ft., Exterior Walls- 2"x6", No Smoking Home, Parking-Visitor, HRV System
Parking Spaces	2
Parking	Single Garage Attached, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	12
Zoning	Zone 53
HOA Fees	425
HOA Fees Freq.	Annually
Condo Fee	\$212

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