Courtesy Of Paul Mehta Of Century 21 Signature Realty

$564,900 - 1218 Plum Bend Bend, Edmonton

MLS® #E4451149

$564,900
4 Bedroom, 2.50 Bathroom, 1,468 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

NEW HOME OWNER ALERT! Welcome to this 2024, built by Excel Homes 35 year builder, w/over 2100 sf of living space, the Emerson half duplex w/FULLY FINISHED LEGAL BASEMENT SUITE! Walk up to this DOUBLE FRONT ATTACHED GARAGE on one of the LARGEST duplex lots in THE ORCHARDS AT 499 SQM's! Upon entering you are greeted with 9 FT ceilings, LVP flooring, quartz counters in kitchen, SS appliances incl fridge, stove, dishwasher built-in & OTR microwave.The kitchen opens to the spacious nook and adjacent is the living room. 1/2 bath completes the main. Upstairs is carpeted wth 3 BR incl LARGE Primary with full ensuite. Laundry room and full bath finish the 2nd floor. SEPARATE ENTRANCE (CONCRETE WALKWAY) to the LEGAL SUITE finished by the builder. 1 bedroom, full bath, full kitchen with SS appliances and stacked laundry. INCLUDES WINDOW COVERINGS! Property is GREEN BUILT. Help pay your mortgage with the FULLY FINISHED BASEMENT LEGAL SUITE. WARRANTY, LOCATION, QUALITY, AFFORDABLE! Close to all Amenities. DON'T DELAY!

Built in 2024

Essential Information

MLS® #	E4451149
Price	$564,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1218 Plum Bend Bend
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3A6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, Green Building, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 4th, 2025
Days on Market	8
Zoning	Zone 53
HOA Fees	400
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 12th, 2025 at 4:47pm MDT