

## \$369,000 - 9 6905 25 Avenue, Edmonton

MLS® #E4463613

**\$369,000**

3 Bedroom, 2.50 Bathroom, 1,318 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the Everly Townhomes, a refined development by Brookfield Residential, where contemporary living meets suburban charm. This spacious+UPGRADED "Holiday" townhome will leave you breathless! The modern kitchen has deep blue cabinets, s/s appliances (w/gas range), quartz, tile backsplash+dining area. The open concept living room boasts vinyl plank floors+patio door to the private balcony. The main floor is complete w/a 2pc bath+laundry. The upstairs offers a primary bedroom (w/4pc ensuite+walk-in closet); 2 more bedrooms+a 4pc bath. Other Features: Double Garage, Lower Level Den, Full Height Kitchen Cabinets, Smart Home System... The list is endless! Enjoy the year round events+amenities the Orchards has to offer w/access to the private club house boasting a spray park, skating rink, playgrounds, tennis+basketball courts. Conveniently located only steps to shops, restaurants, schools, parks, trails+a short drive to major freeways+the airport. \*Builder Bonus-2yr FREE Condo Fees+a \$4K Brick Gift Card. Welcome to your Dream Home!



Built in 2025

### Essential Information

MLS® #

E4463613

Price	\$369,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 6905 25 Avenue
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3B7

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Storage-In-Suite, See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Slab

### **School Information**

Elementary Jan Reimer School  
Middle Jan Reimer School  
High J. Percy Page

### **Additional Information**

Date Listed October 27th, 2025  
Days on Market 21  
Zoning Zone 53  
HOA Fees 450  
HOA Fees Freq. Annually  
Condo Fee \$293

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