

\$499,998 - 226 Orchards Boulevard, Edmonton

MLS® #E4465510

\$499,998

3 Bedroom, 2.50 Bathroom, 1,870 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover your perfect home in the heart of The Orchards, a peaceful and family-friendly community! Living area & Family Area || This stunning double-garage duplex combines modern design with everyday comfort, offering an exceptional living experience that's both stylish and functional. Step inside to an inviting open-concept layout featuring bright, spacious interiors and a main-floor Living Area. The elegant kitchen and cozy Family area create the perfect setting for family gatherings and entertaining guests. Upstairs, enjoy three spacious bedrooms, including a luxurious primary suite with a private ensuite bath. A second full bathroom and a versatile bonus room provide ample flexibility. perfect for a media room, play area, or home gym. Thoughtfully crafted and move-in ready, this home offers everything you need for modern family living. Your new beginning awaits at The Orchards where comfort meets contemporary living!

Built in 2024

Essential Information

MLS® #	E4465510
Price	\$499,998
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,870
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	226 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G9

Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Attached

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	Full, Unfinished

Exterior

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

Additional Information

Date Listed	November 12th, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	422
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 15th, 2025 at 8:47pm MST