

# \$350,000 - 35 603 Orchards Boulevard, Edmonton

MLS® #E4422752

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,194 sqft  
Condo / Townhouse on 0.00 Acres

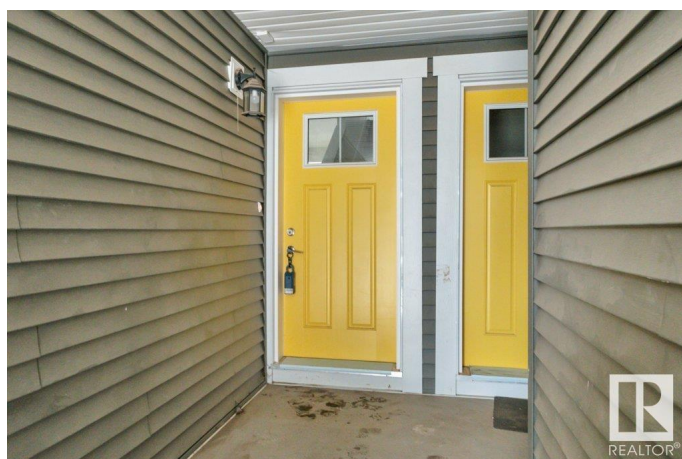
The Orchards At Ellerslie, Edmonton, AB

Welcome to your first home or investment! This well-maintained 3-bedroom, 2.5-bathroom end-unit townhome with a single attached garage is move-in ready. Bright and airy, it backs onto a serene walking trail, offering a peaceful view. The main floor features a modern kitchen with stainless steel appliances, a dining area, and living room—perfect for relaxing or entertaining. Upstairs, the primary suite has a generous ensuite, accompanied by two additional bedrooms, a full bathroom, and the convenience of upstairs laundry. The basement is full of potential, ready for your personal touch. Don't miss this opportunity!

Built in 2023

## Essential Information

MLS® #	E4422752
Price	\$350,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	2023
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	35 603 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W8

### Amenities

Amenities	Deck, Parking-Visitor, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 24th, 2025
Days on Market	18
Zoning	Zone 53
HOA Fees	450

HOA Fees Freq.    Annually

Condo Fee            \$162

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Listing information last updated on March 14th, 2025 at 7:32am MDT