

## \$479,900 - 2415 Chokecherry Link Link, Edmonton

MLS® #E4441739

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,422 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Beautifully designed 3-bed, 2.5-bath home in the sought-after Orchards community offering over 1,420 sq ft of stylish living space. The bright, open-concept main floor features large windows, a modern kitchen with floor-to-ceiling cabinets, granite countertops, tile backsplash, stainless steel appliances, upgraded lighting, and a central island—perfect for entertaining. Upstairs you'll find 3 bedrooms, including a spacious primary with walk-in closet and 4-pc ensuite. Plush carpet throughout the bedrooms and stairs, with laundry conveniently located on the upper level. Enjoy a partially fenced backyard, rear parking pad for 2 vehicles, and ample street parking. The unfinished basement provides excellent potential for future development to suit your lifestyle. Ideally located within walking distance to Jan Reimer K-9 School, Divine Mercy Catholic School, parks, and scenic walking trails. Minutes from Superstore, Walmart, Shoppers, restaurants, and major commuter routes. Well-maintained and move-in ready

Built in 2019

### Essential Information

MLS® # E4441739

Price \$479,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,422
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2415 Chokecherry Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M8

### Amenities

Amenities	Ceiling 9 ft., HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	45
Zoning	Zone 53
HOA Fees	450
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 July 26th, 2025 at 8:47am MDT