

# \$559,900 - 636 Orchards Boulevard, Edmonton

MLS® #E4442173

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to The Orchards! This stunning, fully finished home offers 9' ceilings, huge windows & an open-concept layout filled with natural light. The chef's kitchen features quartz counters, upgraded cabinets, Stainless Steel appliances, a massive island, a butler's pantry & a water filter system under the sink. Upstairs offers a spacious primary suite w/ walk-in closet & ensuite, 2 more large bedrooms, 4-pc bath & walk-in laundry. The finished basement includes a 4th bedroom, full bath & versatile living area. Extras include central A/C, triple pane windows, high-efficiency furnace, blinds, full landscaping, fencing, deck & a double detached garage. Located just steps from Jan Reimer School, walking trails & 8 acres of green space. Minutes to shopping, medical, transit & Anthony Henday. Move-in ready & fully upgraded—this home has it all!

Built in 2018

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442173  |
| Price      | \$559,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,639                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 636 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2L4                   |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck  |
| Parking   | Double Garage Detached, Over Sized, Rear Drive Access |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|

Days on Market 10

Zoning Zone 53

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Listing information last updated on June 23rd, 2025 at 4:47am MDT