

Courtesy Of Christina A Reid Of Century 21 Leading

## **\$650,686 - 2319 Muckleplum Way, Edmonton**

MLS® #E4459140

**\$650,686**

5 Bedroom, 3.50 Bathroom, 1,854 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

**\*TWO BEDROOM LEGAL SUITE, BACKING ONTO A SCHOOL PARK, EXTERIOR DECK INCLUDED\*** Looking for a **DOUBLE FRONT ATTACHED GARAGE SINGLE FAMILY HOME** with a **SOUTH WEST** facing yard? The Cascade is our 1854 sq.ft. (491 sq ft in the suite) 5 bedroom home located in Edmonton's award winning community of the Orchards. This spacious plan includes a **MAIN FLOOR BEDROOM AND FULL BATHROOM**. A beautifully upgraded kitchen, equipped with 3CM quartz, a chimney hoodfan, **GAS** range, built in microwave, french door fridge with **EXTERNAL** ice/water dispenser and dishwasher. The legal suite includes 9 ft foundation walls, two bedrooms, stainless steel kitchen appliances and a washer/dryer pair. Upstairs, the primary ensuite offers dual vanities, and we've equipped the laundry room with a washer/dryer. The lot is a **CONVENTIONAL** lot (not a zero lot line) and backs onto a **FUTURE SCHOOL PARK**. We've already included a 10x10 PTW deck with aluminum railing. Please note: Photographs are of show home

Built in 2025

### **Essential Information**

MLS® #	E4459140
Price	\$650,686



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,854
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2319 Muckleplum Way
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3H2

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Oven-Microwave, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Divine Mercy
Middle	KISĀŠWĀ,TISIWIN
High	J. PERCY PAGE

**Additional Information**

Date Listed	September 23rd, 2025
Days on Market	2
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 September 25th, 2025 at 3:02am MDT