

# \$474,500 - 2783 Chokecherry Place, Edmonton

MLS® #E4417874

## \$474,500

3 Bedroom, 2.50 Bathroom, 1,793 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Experience modern elegance in this beautifully upgraded 3-bedroom, 2.5-bath home that effortlessly combines luxury and practicality. Featuring luxury vinyl plank flooring on main floor, an open-concept kitchen with quartz countertops, a spacious island and a separate pantry, this home is designed for modern living. The bright living and dining areas overlook the backyard, creating a perfect space for relaxation or entertaining. Upstairs, the master bedroom impresses with a WI closet & a 4-pc ensuite. There are two addl well-sized bedrooms & a 4-pc bath. The upper level also features a spacious bonus/family room and a laundry area for added convenience. The unfinished basement, with bathroom rough-in, offers endless customization possibilities. A single attached heated garage adds year-round convenience. Close to all amenities & access to Club House in Orchards. This home is a perfect combination of style, comfort and practicality!

Built in 2018

### Essential Information

MLS® #	E4417874
Price	\$474,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,793
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2783 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J9

### **Amenities**

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 13th, 2025

Days on Market 60

Zoning Zone 53

HOA Fees 422

HOA Fees Freq. Annually

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Listing information last updated on March 14th, 2025 at 8:32pm MDT