

## \$485,500 - 2769 Chokecherry Place, Edmonton

MLS® #E4436913

**\$485,500**

4 Bedroom, 3.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

FULLY DEVELOPED BASEMENT, CENTRAL AIR CONDITIONED, With 4 spacious bedrooms and 4 bathrooms, this home offers the perfect blend of space, function, and modern flair. The main floor features a bright, open-concept kitchen with stainless steel appliances, an undermount sink, spacious pantry, â€”ideal for meal prep or casual dining. The inviting living room overlooks your oversized deck, landscaped yard, perfect for entertaining or relaxing outdoors. Upstairs, youâ€™ll find 3 generously sized bedrooms, including a primary suite with a private ensuite, plus a bonus roomâ€”great for a home office, playroom, or cozy movie nights. The finished basement adds even more living space, BEDROOM and full BATHROOM for guests, a gym, WET BAR AREA and an extra family room. Plus, enjoy the convenience of an attached garage and a paved driveway. Your Dream Home Awaits in The Orchards!

Built in 2018

### Essential Information

MLS® #	E4436913
Price	\$485,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,725
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2769 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Club House, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                DIVINE MERCY  
Middle                      JAN REIMER

**Additional Information**

Date Listed                May 13th, 2025  
Days on Market        24  
Zoning                      Zone 53  
HOA Fees                  428.57  
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 June 6th, 2025 at 2:32pm MDT