

## \$574,900 - 1459 Plum Circle Circle, Edmonton

MLS® #E4422484

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

The RIVERVIEW by EXCEL HOMES is back! One of the most sought-after floorplans, this home is designed to impress. Step inside to a gorgeous, open-concept kitchen, upgraded with thick white quartz countertops, a chimney hood fan, and Energy Star appliances—perfect for cooking and entertaining. The walk-through pantry keeps everything organized, while the main-floor bedroom/office and full bathroom with walk-in shower make this home ideal for multigenerational living or a home-based business. Upstairs, the bonus room is ready for family movie nights, and the convenient second-floor laundry comes with a washer & dryer. The kids' rooms? Flooded with natural light from oversized windows. Additional highlights include 9-foot ceilings on the main floor, a separate side entrance to the basement, and a Green Built Canada Certification—ensuring lower utility costs, a healthier living environment, and more sustainable homeownership. Plus, backs onto green space and a walking path!

Built in 2024

### Essential Information

MLS® # E4422484

Price \$574,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,916
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1459 Plum Circle Circle
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3A7

### Amenities

Amenities	Ceiling 9 ft., Hot Wtr Tank-Energy Star, Insulation-Upgraded, Vinyl Windows, Green Building, Heat Exchanger
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, No Back Lane, Partially

Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	69
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 May 1st, 2025 at 8:32pm MDT