

\$609,900

The Orchards At Ellerslie, Edmonton, AB

Welcome to the Rosewood by Excel Homes, nestled in the heart of The Orchards community. Thoughtfully designed with families in mind, this Built Green Certified home is 4 bedroom, 3 full bath and 2270 sq ft. Featuring a Den with full bath on the main floor. A side entrance and efficient basement design with 9'™ ceilings allow for potential future revenue suite development. ITS ALL INCLUDED: Full yard landscaping, all appliances included, Blinds throughout, and Move In Concierge service making moving a breeze! Enjoy the lifestyle The Orchards offers, with two schools within walking distance, splash park, playground, tennis courts, skating areas, community garden, clubhouse, and quick access to shopping, dining, and entertainment at South Edmonton Common™ just 10 minutes away. Whether you're growing your family or looking for more space, this home has it all.

Built in 2025

Essential Information

MLS® #	E4453138
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,271
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2364 Muckleplum Way
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3K1

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, Tennis Courts, See Remarks, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, 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, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	81
Zoning	Zone 53
HOA Fees	428.57
HOA Fees Freq.	Annually

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