

# \$519,998 - 226 Orchards Boulevard, Edmonton

MLS® #E4462266

## \$519,998

3 Bedroom, 2.50 Bathroom, 1,870 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover your perfect home in the heart of The Orchards, a peaceful and family-friendly community! Living area & Family Area || This stunning double-garage duplex combines modern design with everyday comfort, offering an exceptional living experience thatâ€™s both stylish and functional. Step inside to an inviting open-concept layout featuring bright, spacious interiors and a main-floor Living Area. The elegant kitchen and cozy Family area create the perfect setting for family gatherings and entertaining guests. Upstairs, enjoy three spacious bedrooms, including a luxurious primary suite with a private ensuite bath. A second full bathroom and a versatile bonus room provide ample flexibility. perfect for a media room, play area, or home gym. Thoughtfully crafted and move-in ready, this home offers everything you need for modern family living. Your new beginning awaits at The Orchards â€” where comfort meets contemporary living!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462266  |
| Price     | \$519,998 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,870         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 226 Orchards Boulevard    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2G9                   |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Double Garage Attached    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 17                 |
| Zoning         | Zone 53            |
| HOA Fees       | 422                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 2nd, 2025 at 3:17pm MST