

## \$459,900 - 4669 Crabapple Run Run, Edmonton

MLS® #E4454338

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,684 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning views, a south-facing backyard, and no condo fees—this 1,684 sq. ft. half duplex in The Orchards at Ellerslie blends comfort with convenience. With a front-attached garage and direct access to a peaceful walking trail, the lifestyle here is unbeatable. Inside, a bright foyer leads to an open-concept main floor. The kitchen features quartz countertops, a corner pantry, and stainless steel appliances, flowing into the dining and living areas. Large windows frame greenery behind the home, creating a refreshing backdrop. Upstairs offers a versatile bonus room, upper laundry, and two spacious bedrooms with a full bath, one with a walk-in closet. The primary suite is a private retreat with a 4-piece ensuite and a deep walk-in closet. The 9-ft basement is wide open and ready for your ideas. Outside a south-facing yard, a huge deck, and backing a walking path! Close to schools, South Common shopping, and Anthony Henday Drive—plus a K-9 school in the community! A must-see!

Built in 2011

### Essential Information

MLS® # E4454338

Price \$459,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,684         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4669 Crabapple Run Run    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 0Y8                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 22nd, 2025  
Days on Market                15  
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 September 5th, 2025 at 10:32pm MDT