

## \$259,900 - 563 Orchards Boulevard, Edmonton

MLS® #E4461896

**\$259,900**

2 Bedroom, 1.00 Bathroom, 734 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully renovated townhome located in the highly sought after community of The Orchards. The open-concept design features an upgraded glass railing from the entrance that allows natural light to flow into the living room through to the kitchen. The kitchen features espresso cabinets and bright white quartz countertops & stainless steel appliances. Two good sized bedrooms, a main 4-piece bathroom with laundry room and lots of storage complete the main floor. The lower level has a tandem garage 38' deep and 11' wide. This home has new paint and flooring and has just been professionally cleaned for immediate possession. Enjoy nearby trails, skating rinks, tennis and basketball courts, playgrounds, schools, shopping and all other amenities.

Built in 2014

### Essential Information

MLS® #	E4461896
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	734
Acres	0.00
Year Built	2014



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	563 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1V2

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 12th, 2025
Days on Market	1
Zoning	Zone 53

HOA Fees	410
HOA Fees Freq.	Annually
Condo Fee	\$260



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 October 13th, 2025 at 4:47pm MDT