

# \$319,900 - 97 3305 Orchards Link, Edmonton

MLS® #E4465826

## \$319,900

3 Bedroom, 2.50 Bathroom, 1,251 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this bright, modern end unit townhouse in The Orchards—ideally located near schools, parks, shopping, and major commuter routes. This well-kept home features an open-concept layout with a stylish kitchen offering stainless steel appliances, and ample cabinetry, a warm and inviting living area, and a 2 pc powder room. Upstairs youâ€™™ll find a spacious primary bedroom with a walk-in closet and 3-pc ensuite, plus two additional bedrooms and a 4-pc bath. No more scraping ice off your windshield, just park in your double attached garage! BBQ or relax in your front yard. Low condo fees of just \$235 include professional management—a fantastic opportunity in a vibrant, family-friendly community!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465826  |
| Price          | \$319,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,251     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2018              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 97 3305 Orchards Link     |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2H1                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Wall Mount                                                                                                                            |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Partially Finished                                                                                                           |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 53             |
| HOA Fees       | 428.57              |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$235               |

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Listing information last updated on November 15th, 2025 at 11:02pm MST