

\$539,500 - 467 Orchards Boulevard, Edmonton

MLS® #E4457992

\$539,500

4 Bedroom, 3.50 Bathroom, 1,681 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This Orchards gem comes with a fully finished BASEMENT IN LAW SUITE featuring a second kitchen, flex room, large bedroom with ensuite bath, and big windows for plenty of light. Main Floor & Upstairs, the rare corner home offers nearly 1,700 sq.ft. of open concept living with soaring ceilings and an open-to-below entry that creates a bright, airy feel. The oversized kitchen island provides exceptional counterspace, complemented by stainless steel appliances and a formal living area at the back that opens onto a great-sized deck and yard—ideal for family time or entertaining. The upper level includes a spacious primary bedroom with walk-in closet and 4pc ensuite, plus two additional bedrooms and a full bath. Thoughtful design, abundant natural light, and a double detached garage complete this one-of-a-kind property. See it to believe—this home is unlike anything you’ve experienced!



467 Orchards Boulevard Southwest, Edmonton AB T6X 1A2, CA



Built in 2017

Essential Information

MLS® #	E4457992
Price	\$539,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3

Half Baths	1
Square Footage	1,681
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	467 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2C8

Amenities

Amenities	Ceiling 9 ft., Deck, Guest Suite, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	JAN REIMER SCHOOL
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Additional Information

Date Listed	September 16th, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on September 19th, 2025 at 7:47am MDT