# **\$489,000 - 1736 Plum Crescent, Edmonton**

MLS® #E4447481

### \$489,000

3 Bedroom, 2.50 Bathroom, 1,686 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Situated on a beautifully landscaped corner lot in The Orchards, this Daytona 2022 built home has style, comfort, and smart design. Large windows fill the home with natural light, enhancing the open-concept main floor with luxury vinyl plank, motorized blinds, smart switches, and a striking floor-to-ceiling tiled wall with 60― electric fireplace. The chef's kitchen features quartz counters, two-tone ceiling-height cabinetry, induction cooktop, wall oven, and custom storage solutions. Upstairs offers a spacious primary retreat with a walk-in closet and tiled ensuite, plus a bright bonus room perfect for family living or a home office. The basement includes 9' foundation walls and is ready for future development. Additional perks include A/C, HRV, humidifier, sump pump, upgraded laundry, a fenced yard, front veranda, BBQ gas line, and an extended 20'x24' concrete parking pad. With side entry and smart upgrades throughout, this home is turnkey and ready to enjoy.

Built in 2022

#### **Essential Information**

MLS® # E4447481 Price \$489,000

Bedrooms 3





Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,686 Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1736 Plum Crescent

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2Z8

### **Amenities**

Amenities Air Conditioner, Detectors Smoke, Front Porch, No Smoking Home,

Parking-Extra, Party Room, Recreation Room/Centre, Tennis Courts,

HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling

Parking Parking Pad Cement/Paved, Rear Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window

Coverings, Stove-Countertop Inductn

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Low Maintenance Landscape

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Jan Reimer School

Middle Jan Reimer School

High J. Percy Page School

## **Additional Information**

Date Listed July 12th, 2025

Days on Market 96

Zoning Zone 53

HOA Fees 550

HOA Fees Freq. Annually

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