

## \$312,000 - 73 3305 Orchards Link, Edmonton

MLS® #E4462699

**\$312,000**

2 Bedroom, 2.50 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this impeccably maintained 2 story townhome perfect for the first-time home-buyer or someone looking to downsize in The Orchards at Ellerslie. Dual master, 2.5 bath. 5 appliances and deep 2 car garage. The open-concept floor plan has an effortless flow and premium finishing's. Upgraded with wide plank LAMINATE flooring, tile flooring, CABINETS TO CEILING, bbq gasline, Granite countertops in kitchen, with modern backsplash. TANDEM garage (with extra storage) below. This impressive community is conveniently located, near the Anthony Henday, Calgary Trail, South Edmonton Common, schools, restaurants, shopping centers, golf courses, and only minutes from the airport. Enjoy exclusive access to our Residents Association. The community centre is nearby which offers something for everyone with a spray park, playground, tennis court & hockey ring in winter months. The Orchards features gorgeous parks, ponds, scenic pathways and K-9 school.

Built in 2017

### Essential Information

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Price \$312,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,001             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 73 3305 Orchards Link     |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2H1                   |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Tandem                                                                |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 53            |
| HOA Fees       | 450                |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$210              |

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Listing information last updated on October 19th, 2025 at 9:47pm MDT