

\$384,000 - #39 603 Orchards Boulevard, Edmonton

MLS® #E4464985

\$384,000

3 Bedroom, 2.50 Bathroom, 1,490 sqft
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this stylish 3-bedroom, 2.5-bath corner-unit townhouse located in the highly sought-after Orchards at Ellerslie. Built in 2024, this end-unit offers extra privacy, abundant natural light and expanded outdoor yard space for family, pets or entertaining. The open-concept main floor boasts a modern kitchen with island, stainless steel appliances and generous living/dining area. A convenient upper-level hosts three well-sized bedrooms and full baths. Attached double garage, in-suite laundry and low-maintenance exterior make this home ideal for busy professionals or growing families. Situated steps from parks, playgrounds, walking/trail networks, and the Orchards Residents Association amenities (splash-park, skating rink, tennis courts + clubhouse), youâ€™re also minutes to South Edmonton Common, Anthony Henday and the Airport. A bright, move-in ready package in one of Edmontonâ€™s top family-friendly communities.

Built in 2024

Essential Information

MLS® #	E4464985
Price	\$384,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	#39 603 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W8

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Not Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 6th, 2025
Days on Market 1
Zoning Zone 53
HOA Fees 450
HOA Fees Freq. Annually
Condo Fee \$162

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