

## \$355,000 - 2 3305 Orchards Link Link, Edmonton

MLS® #E4448206

**\$355,000**

2 Bedroom, 2.50 Bathroom, 1,498 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Rare Find – Over 1,498 Sq Ft! Immaculate, upgraded executive condo with pride of ownership throughout. Featuring two spacious primary bedrooms with 3-pc ensuites, three baths, two living areas, and a double attached garage. Enjoy the private fenced patio with high-end turf, perfect for low-maintenance outdoor living. Interior highlights include quartz countertops throughout, vinyl plank flooring (no carpet), quality appliances, and custom window coverings. Bright, open layout with a modern color palette. As an exclusive Orchards resident, enjoy access to premium amenities: clubhouse, NHL-size outdoor rink, tennis, pickleball, social clubs, and more. Ideal for young professionals or downsizers. Minutes to YEG, Henday, schools, dining, and entertainment. Low condo fees, prime location, and exceptional value—this home has it all. Don't miss out—opportunities like this are rare!

Built in 2020

### Essential Information

MLS® #	E4448206
Price	\$355,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,498
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2 3305 Orchards Link <a href="#">Link</a>
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	On Street Parking, Front Porch, Hot Water Natural Gas
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 17th, 2025
Days on Market	9
Zoning	Zone 53
HOA Fees	428.57
HOA Fees Freq.	Annually
Condo Fee	\$263

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 1:02am MDT