

## \$475,000 - 2747 Chokecherry Place, Edmonton

MLS® #E4457999

**\$475,000**

3 Bedroom, 3.50 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

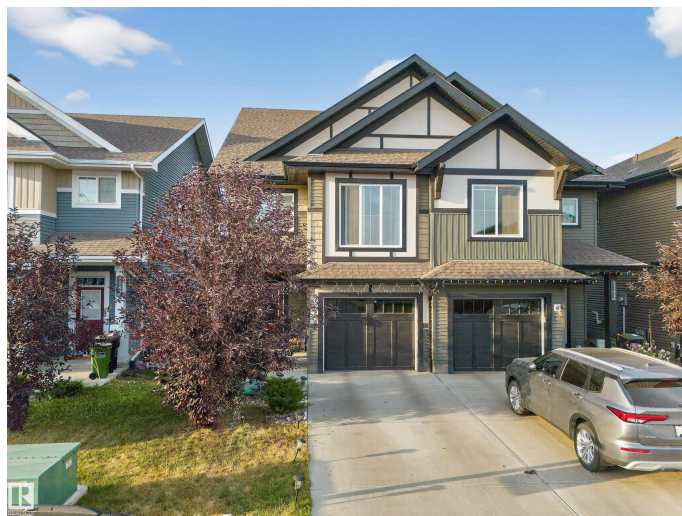
The Orchards At Ellerslie, Edmonton, AB

Welcome to this stunning half duplex in the family-friendly community of The Orchards! This home offers a desirable layout with spacious rooms, a bright open-concept main floor, and an attached garage. The upper level features a bonus room, generous bedrooms, and a well-appointed primary suite. The fully finished basement includes a large rec room, full bathroom, and additional living space – perfect for guests, extended family, or future rental potential. Enjoy the privacy of no neighbours behind, plus a landscaped yard for relaxing or entertaining. Located close to schools, parks, trails, shopping, and with easy access to Anthony Henday, this property is move-in ready and offers exceptional value in one of Edmonton's most desirable neighborhood.

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457999  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,688     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2020          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2747 Chokecherry Place    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2K1                   |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | See Remarks            |
| Parking       | Single Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                               |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 50                   |
| Zoning         | Zone 53              |
| HOA Fees       | 450                  |
| HOA Fees Freq. | Annually             |



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Listing information last updated on November 5th, 2025 at 2:32am MST