

\$465,000 - 770 Orchards Boulevard, Edmonton

MLS® #E4460011

\$465,000

4 Bedroom, 3.50 Bathroom, 1,411 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 770 Orchards Blvd, a fantastic investment opportunity in a vibrant community! This spacious 3-level home offers over 1,400 sq. ft. above grade plus a fully finished basement with its own kitchen, rec room, bedroom, and bathroom—perfect for extended family or rental income. The main floor features an open-concept kitchen, dining, and living area with direct access to a fenced yard and deck, ideal for entertaining. Upstairs you™ll find 3 bedrooms including a large primary with ensuite and walk-in closet, plus convenient upper laundry. With a double garage and thoughtful layout, this property is low-maintenance and versatile. Located close to schools, shopping, recreation, and major routes, this home is a smart choice for both homeowners and investors alike.

Built in 2021

Essential Information

MLS® #	E4460011
Price	\$465,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,411
Acres	0.00



Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	770 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Y7

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Jan Reimer School
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Middle	Jan Reimer School
High	J Percy Page

Additional Information

Date Listed	September 29th, 2025
Days on Market	25
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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