

## \$410,000 - 4206 Orchards Drive, Edmonton

MLS® #E4460522

**\$410,000**

3 Bedroom, 1.50 Bathroom, 1,039 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Frist time home buyers & investors rejoice!! Beautiful family home in the Orchards! Street appeal galore with a charming front porch that welcomes you to a home briming with pride of ownership! Step through the front door and be welcomed by an ample living room boasting a large south facing window with a lovely treed streetscape view. The kitchen features a bright & generous space, stainless steel appliances & room for a quiet nook area overlooking a considerable back yard & oversized deck! The main floor is finished off with a half bath & backdoor leading you to a fenced yard highlighting a custom poured walk, garden beds & delicious raspberry patch. The second floor notes a primary bedroom with double closets, two additional bedrooms & a full 4-pc bathroom. DOUBLE CAR GARAGE & meticulous basement that awaits your inner designer proving versatile for a gym or extra living space! Excellent starter home or investment property. Located in the heart of all things convenient - you will not be disappointed.

Built in 2012

### Essential Information

MLS® # E4460522

Price \$410,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,039                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4206 Orchards Drive       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1N9                   |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Front Porch, Hot Water Natural Gas |
| Parking Spaces | 2                                                           |
| Parking        | Double Garage Detached                                      |

### Interior

|              |                                                                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                               |
| Stories      | 2                                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                                     |
| Basement     | Full, Unfinished                                                                                                                                                        |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 53           |
| HOA Fees       | 428.57            |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 8th, 2025 at 1:47pm MDT