

# \$399,000 - 13 603 Orchards Boulevard, Edmonton

MLS® #E4453313

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,478 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this stunning 2023-built townhouse, offering the perfect blend of modern style and functionality. This spacious corner-lot home features three bedrooms, two and a half bathrooms, and a Unfinished basement. Enjoy the convenience of an attached double-car garage with visitor parking just behind the house. Step inside to find an open-concept layout that seamlessly connects the living, dining, and kitchen areas. The sleek kitchen is perfect for cooking enthusiasts, and the spacious bedrooms provide a comfortable retreat at the end of the day. Outside, you'll love the deck area, ideal for outdoor relaxation and entertaining. Plus, with parks, playgrounds, and various amenities just a short distance away, this location has it all. Don't miss the chance to make this beautiful townhouse your new home!

Built in 2023

## Essential Information

MLS® #	E4453313
Price	\$399,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,478



Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13 603 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W8

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 15th, 2025
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Days on Market	6
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$161

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