

## \$349,900 - 4033 Orchards Drive, Edmonton

MLS® #E4449673

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,238 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 4033 Orchards Drive SW, a radiant 3-bedroom townhome nestled in the heart of The Orchards at Ellerslie. With 1,238 square feet of open-concept living, close to a walking path, and lush green spaces. Picture yourself enjoying summer evenings in your private fenced yard with a built-in natural gas BBQ hookup. Inside, the modern kitchen boasts quartz countertops, stainless steel appliances, and a layout that strikes a balance between comfort and style. The double attached garage adds everyday ease. Located in one of Edmonton's most desirable communities, you're minutes from schools, shopping, public transit, the airport, and the vibrant Orchards Residents Association clubhouse offering a skating rink, splash park, tennis and basketball courts, playground, and year-round programming. Whether you're a young family, first-time buyer, or savvy investor, this home offers lifestyle, location, and lasting value.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449673  |
| Price     | \$349,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,238             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4033 Orchards Drive       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1V2                   |

### Amenities

|                |                                                                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Closet Organizers, Club House, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Visitor, Racquet Courts, Recreation Room/Centre, Tennis Courts, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                      |
| Parking        | Double Garage Attached                                                                                                                                                                                                                 |

### Interior

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

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public |

|              |                                                          |
|--------------|----------------------------------------------------------|
|              | Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                         |
| Construction | Wood, Vinyl                                              |
| Foundation   | Concrete Perimeter                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 74              |
| Zoning         | Zone 53         |
| HOA Fees       | 449.99          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$255           |

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Listing information last updated on October 6th, 2025 at 8:17pm MDT