

## \$349,999 - 85 3305 Orchards Link Link, Edmonton

MLS® #E4430578

**\$349,999**

3 Bedroom, 2.50 Bathroom, 1,368 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the master-planned community of Grove on 25th, in The Orchards! This 1368 sq ft 3 bed, 3 bath Townhome with Double Attached garage, a fenced yard, Upgraded laminate/ Tile floors, Quartz countertops, Backsplash, and 5 appliances. This impressive community is conveniently located, near the Anthony Henday, Calgary Trail, South Edmonton Common, schools, restaurants, shopping centers, golf courses, and only minutes from the airport. Enjoy exclusive access to an amazing Residents Association, amenities include an NHL sized skating rink, tennis courts, playground, picnic areas, walking paths, a spray park and club house! The Orchards features gorgeous parks, ponds, scenic pathways and future schools, with plenty of green space for walking, biking, picnicking and other family leisure activities.

Built in 2016

### Essential Information

MLS® #	E4430578
Price	\$349,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,368



Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	85 3305 Orchards Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

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

### Additional Information

Date Listed	April 11th, 2025
Days on Market	21
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$256

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