

## \$279,900 - 53 3305 Orchards Link Link, Edmonton

MLS® #E4432895

**\$279,900**

2 Bedroom, 1.00 Bathroom, 762 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

The perfect bright, airy, and cozy loft-style condo! This beautiful home was designed to be light, bright, and comfortable, with upgraded appliances, quartz, and vinyl plank flooring. The 15-foot vaulted ceiling is illuminated by several pot lights, brightening up the main floor and giving the impression of a much larger space. The kitchen boasts a large functional island, lit by modern pendant lights. The master bedroom has a spacious walk-in closet, and you can use the second room as you like, either as a bedroom, home office, or exercise room. Enjoy your privacy with no common areas in this property. Park in your private garage, enjoy your own private yard and front entrance, and walk up the steps to your open-concept layout unit. With no upstairs neighbour, you don't have to worry about hearing footsteps above you. Enjoy your own private balcony off the living room with a gas line for a gas BBQ.

Built in 2019

### Essential Information

MLS® #	E4432895
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	762
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	53 3305 Orchards Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	Club House, Tennis Courts
Parking Spaces	1
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$205

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