

# \$849,900 - 238 Orchards Blvd, Edmonton

MLS® #E4459885

**\$849,900**

7 Bedroom, 5.00 Bathroom, 2,237 sqft

Single Family on 0.00 Acres

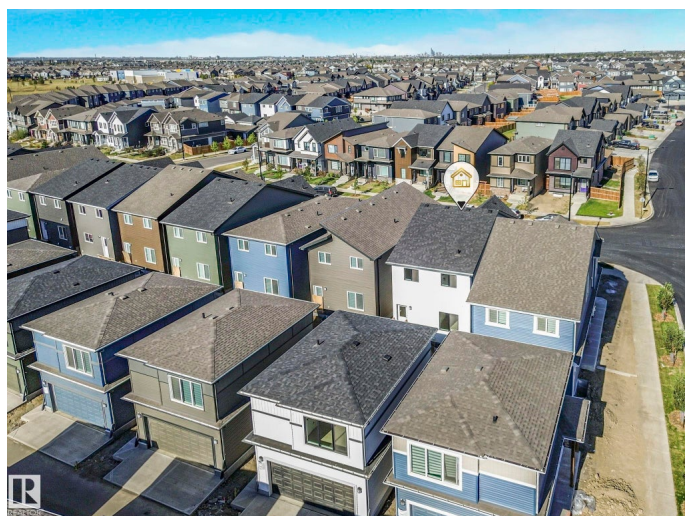
The Orchards At Ellerslie, Edmonton, AB

3 UNITS in 1 Property. Better than new! 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE. This never-lived-in single-family home is a rare opportunity with incredible flexibility and income potential. Featuring brand-new upgraded appliances, the main home offers 4 spacious bedrooms and modern finishes throughout. Downstairs, youâ€™ll find a fully legal 2-bedroom basement suite, plus a separate 1-bedroom garden suiteâ€”perfect for generating strong cash flow or using as a mortgage helper. Live in luxury while offsetting your costs, or rent out all three spaces as a high-performing investment. Ideally located near schools, parks, and everyday amenities, this home is designed for both lifestyle and long-term value. Whether youâ€™re an investor or a buyer looking to live mortgage-free, this property checks every box.

Built in 2024

## Essential Information

MLS® #	E4459885
Price	\$849,900
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,237



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	238 Orchards Blvd
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Low Maintenance Landscape, Park/Reserve, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Slab

### Additional Information

Date Listed	September 27th, 2025
-------------	----------------------

Days on Market 2

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 29th, 2025 at 7:47am MDT