

## \$485,500 - 2769 Chokecherry Place, Edmonton

MLS® #E4436913

**\$485,500**

4 Bedroom, 3.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

FULLY DEVELOPED BASEMENT, CENTRAL AIR CONDITIONED, With 4 spacious bedrooms and 4 bathrooms, this home offers the perfect blend of space, function, and modern flair. The main floor features a bright, open-concept kitchen with stainless steel appliances, an undermount sink, spacious pantry, â€”ideal for meal prep or casual dining. The inviting living room overlooks your oversized deck, landscaped yard, perfect for entertaining or relaxing outdoors. Upstairs, youâ€™ll find 3 generously sized bedrooms, including a primary suite with a private ensuite, plus a bonus roomâ€”great for a home office, playroom, or cozy movie nights. The finished basement adds even more living space, BEDROOM and full BATHROOM for guests, a gym, WET BAR AREA and an extra family room. Plus, enjoy the convenience of an attached garage and a paved driveway. Your Dream Home Awaits in The Orchards!

Built in 2018

### Essential Information

MLS® #	E4436913
Price	\$485,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,725
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2769 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Club House, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                DIVINE MERCY  
Middle                      JAN REIMER

**Additional Information**

Date Listed                May 13th, 2025  
Days on Market        35  
Zoning                      Zone 53  
HOA Fees                  428.57  
HOA Fees Freq.        Annually

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Listing information last updated on June 17th, 2025 at 11:47am MDT