

## \$499,000 - 2636 Chokecherry Lane, Edmonton

MLS® #E4453758

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This immaculate home is in the Orchards At Ellerslie Just walking distance from school and featuring 9 ft ceilings on the main floor with an open space concept ,includes a Huge great room, large center island, Stainless steel appliances, and pantry in Kitchen, Two Pc powder room completes the main floor .The second floor has a large Primary bedroom with walk in closet and ensuite bathroom. Two additional decent sized bedrooms, upstairs laundry and linen closet Plus additional full bathroom . The home has great curb appeal with its large front porch and spacious backyard and Oversized Double Garage Walking Distance to School , SEPARATE ENTRANCE IS BACK SIDE FROM HOUSE.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453758  |
| Price          | \$499,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,711     |
| Acres          | 0.00      |
| Year Built     | 2018      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2636 Chokecherry Lane     |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2J8                   |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                          |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 45                |
| Zoning         | Zone 53           |

HOA Fees                    422  
HOA Fees Freq.      Annually

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