

# \$850,000 - 2539 Orchards Way, Edmonton

MLS® #E4427515

**\$850,000**

6 Bedroom, 3.50 Bathroom, 2,679 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully designed 2-story home in the highly sought-after Orchards, offering over 3,800 sq. ft. of total living space! Ideally located next to Jan Reimer Public K-9 and Divine Mercy Catholic K-6, this home provides unmatched convenience for families. Step inside to discover a spacious main floor featuring a large den/office, an open-concept kitchen with a huge island & a commercial-size fridge, & a bright, inviting living room with a cozy fireplace—perfect for relaxing or entertaining. Upstairs, the primary suite boasts a luxurious 5-piece ensuite, complemented by three additional generous bedrooms, a family bathrm, & a convenient upper-floor laundry. The professionally finished basement adds even more living space, offering two bedrooms, a full bath, and a large recreational room—ideal for extended family or guests. Outside, enjoy the huge composite deck with a peaceful side pond view, creating a serene outdoor retreat. Full access to the Orchards club house with various amenities.

Built in 2018

## Essential Information

MLS® # E4427515  
Price \$850,000  
Bedrooms 6



2539 Orchards Way SW, Edmonton, AB

Main Floor Exterior Area 1235.55 sq ft  
Interior Area 1158.07 sq ft  
Excluded Area 484.99 sq ft



0 5 10 ft

PREPARED: 20250326

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2539 Orchards Way SW, Edmonton, AB

2nd Floor Exterior Area 1443.08 sq ft  
Interior Area 1356.28 sq ft  
Excluded Area 17.50 sq ft



0 4 8 ft

PREPARED: 20250326

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|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,679                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2539 Orchards Way         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2E1                   |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck |
| Parking   | Double Garage Attached                                  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, Playground Nearby, Public |

|              |                                      |
|--------------|--------------------------------------|
|              | Transportation, Schools, See Remarks |
| Roof         | Asphalt Shingles                     |
| Construction | Wood, Stone, Vinyl                   |
| Foundation   | Concrete Perimeter                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 53          |
| HOA Fees       | 428.57           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 6th, 2025 at 8:32am MDT