

## \$639,900 - 2969 Chokecherry Common, Edmonton

MLS® #E4432512

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,101 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning home offering 2,100 sqft of thoughtfully designed living space with 3 spacious bedrooms and 2.5 bathrooms. Nestled in the highly sought-after community of The Orchards, this home backs directly onto a serene walking trail and is just a 5-minute walk to Jan Reimer School—perfect for growing families! Residents of The Orchards can enjoy access to the exclusive community Social House, which includes tennis courts, playgrounds, parks, splash park, ice rink and year-round activities. Inside, the home is finished with luxury vinyl plank flooring, quartz countertops, designer cabinetry with stacked upper cabinets, a chimney-style hood fan, and stainless steel appliances. The elegant staircase, 9-ft ceilings on the main floor, and a TRIPLE GARAGE add to the home's appeal. It also comes equipped with smart home technology and disc lighting throughout the main floor to ensure a bright and modern living space. Completing the package, a professionally landscaped front yard and a fully fenced in back yard.

Built in 2020

### Essential Information

MLS® # E4432512

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,101                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2969 Chokecherry Common   |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2M3                   |

### Amenities

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Triple Garage Attached                                                                                                                           |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                          |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Jan Reimer School    |
| Middle     | Jan Reimer School    |
| High       | J. Percy Page School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |

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 May 1st, 2025 at 4:17pm MDT