

## **\$629,900 - 2913 Chokecherry Common, Edmonton**

---

MLS® #E4426891

**\$629,900**

4 Bedroom, 2.50 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Upgraded EXCEL BUILT HOME W/ an open to below floor plan, BACKING ONTO TWO SCHOOLS! Welcome to the Orchards of Ellerslie. Located close to public transportation, shops, transit, & backing directly onto two schools. You can't beat this location. Upon entering the home, you'll love the neutral paint colours and luxury vinyl plank flooring throughout. The kitchen has white cabinets, Quartz countertops, upgraded appliances, & a wrap around peninsula. The open concept living space is FLOODED w/ natural light from the floor to ceiling windows in the living room. The open to above floor plan gives the whole space a bright and airy feel. Through the glass door at the back is your FULLY FENCED & LANDSCAPED backyard, w/ a deck and green space. Upstairs you'll find a large primary room w/ a walk-in closet & ensuite! Upstairs is finished w/ 2 more bedrooms, an UPSTAIRS LAUNDRY ROOM, 4pc bathroom & a bonus room. The basement is undeveloped w/ a SIDE ENTRANCE! For more details please visit the REALTOR'S® Website.



Built in 2020

### **Essential Information**

MLS® #                    E4426891

Price                        \$629,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,002
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2913 Chokecherry Common
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M1

### **Amenities**

Amenities	Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Jan Reimer/Divine Mercy  
Middle Jan Reimer/Father Michael  
High J.Percy Page/Holy Trinity

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 14  
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 April 4th, 2025 at 10:32am MDT