

## \$469,000 - 4707 Crabapple Run, Edmonton

MLS® #E4426896

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning View â€¢ Adjacent to a walking trail

â€¢ Half Duplex. No Condo Fees â€¢

Welcome to the upscale lifestyle community, the Orchards at Ellerslie. This south-facing backyard, front-attached single garage half duplex is designed by Brookfield with 1726 square feet. 9ft ceiling on main and basement. A spacious foyer leads up to the main floor, featuring an open-concept kitchen with a large quartz countertop, corner pantry, and stainless steel appliances. A large window in the living room offers a refreshing view of greenery. The upper floor includes a bonus room, a laundry room, and two spacious bedrooms with a full bathroom, one of which has a walk-in closet. The master bedroom boasts a 4-piece en-suite bathroom and a deep walk-in closet. The basement is ready for your creative touch. Conveniently located near schools, South Common Shopping Centre, and Anthony Henday. K-9 in community. A MUST-SEE property!

Built in 2012

### Essential Information

MLS® #	E4426896
Price	\$469,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4707 Crabapple Run
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y7

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
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                March 21st, 2025  
Days on Market        29  
Zoning                      Zone 53  
HOA Fees                  400  
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 19th, 2025 at 8:47am MDT