



**Edmonton**      **53 The Orchards At Ellerslie**      **LP: \$269,000**  
 #80 4029 Orchards DR SW      T6X 1V2      **SP:** M

**ACTIVE**

<b>Type:</b>	Townhouse	<b>Listing ID:</b>	E4266939
<b>Style:</b>	2 Storey	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	2014	<b>Bdrms Total:</b>	3
<b>Full Baths:</b>	2	<b>Basement:</b>	Part
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Unfinished
<b>Tot A.G. SqFt:</b>	1,201.80	<b>Tot A.G.SqM:</b>	111.65

Located across from the park and amenities center, this exceptionally maintained 3 bedroom, 3 bathroom end unit has it all. The spacious kitchen with quartz counter tops, under-mount sink, wood cabinetry, Whirlpool appliances, pantry, counter eating bar, tile flooring and patio doors leading onto the deck. The living room which opens onto the kitchen, has high quality laminate flooring and large windows. Completing the main floor is a 2pc bathroom. The upper level consists of 3 bedrooms with the master having a walk in closet, 3pc ensuite with a large shower and an additional 4pc main bathroom. The lower level has a laundry room and access to the double attached insulated garage. Complementing this property is an Exclusive Residence Association Membership which includes a private splash park, playground, skating rink, tennis courts, basketball courts, toboggan hill and club house access.

**Directions:**

**Virtual Tour:** <https://youtu.be/gEWjbT9L960>

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace:</b>	<b>FP Type:</b>						<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> 2 /						<b>Total A.G.:</b>	111.65	1,201.80

<b>Living Room:</b>	M	<b>Primary Bedrm:</b>	U
<b>Dining Room:</b>		<b>Bedroom 2:</b>	U
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	U
<b>Family Room:</b>		<b>Bedroom 4:</b>	
<b>Den:</b>		<b>Laundry Room</b>	B
<b>Bonus Room:</b>			

<b>Flooring:</b>	Carpet, Ceramic Tile, Laminate Flooring	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Brick, Vinyl	<b>Features:</b>	Recreation Room/Centre
<b>Site Influences:</b>	Playground Nearby, Public Transportation, Schools, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem Schl:** Jan Reimer      **Jr. High Schl:** Jan Reimer      **Sr High Schl:** J. Percy Page

<b>Condo Name:</b>	Grove Townhomes The	<b>Condo Fee Incl:</b>	Exterior Maintenance, Landscape/Snow Removal, Professional Management
<b>Condo Fee:</b>	\$221.36	<b>Elevator Y/N:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>	Yes	<b>Unit Exposure:</b>	
<b>HOA Fee:</b>	\$410.00		
<b>HOA Fee Incl:</b>	Amenities w/HOA, Recreation Facility		

<b>Total Lot M2:</b>		<b>Lot Shape:</b>		<b>Lot Dim:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	West
<b>Taxes:</b>	\$2,368.7 2020			<b>Local Improve:</b>	