

# \$524,900 - 1649 Plum Circle, Edmonton

MLS® #E4446263

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Better than new! Enjoy all the benefits of new construction without the extra work & expenses. The landscaping, blinds, deck & fencing are already done, so one can move in & enjoy! Sitting on a rare pie-shaped lot with a sunny southwest facing backyard, these donâ€™t come up too often! Inside, youâ€™ll find 1675 sqft of open/stylish living space. The main floor features warm vinyl plank flooring, 10-foot ceilings & a spacious living room that feels bright & welcoming. The kitchen has been fully upgraded with quartz countertops, slate appliances, full-height cabinetry, upgraded backsplash & a sleek silgranit sink. The focal point of the home, the curved staircase with steel spindle railing, leads to 3 bedrooms including the primary suite with a walk-in closet & 3-pc ensuite. A full bathroom & bonus room finish the upper level. Other upgrades include central AC, premium black hardware/plumbing fixtures, designer lighting, custom feature walls, new back deck & a double detached garage!

Built in 2021

## Essential Information

MLS® # E4446263

Price \$524,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,675
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1649 Plum Circle
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Y5

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on July 9th, 2025 at 8:32pm MDT