

# \$264,900 - 32 4029 Orchards Drive, Edmonton

MLS® #E4450546

**\$264,900**

2 Bedroom, 1.00 Bathroom, 856 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to The Orchards at Ellerslie! This bright and well-maintained 2-bedroom, 856 sq ft townhome offers a functional layout with all living space on the upper level. The open-concept kitchen flows into a spacious living room featuring large windows, an electric fireplace, and access to a sunny upper-level patio. Enjoy the convenience of in-suite laundry, a 4-piece bathroom, and an attached single garage on the lower level. Located across from green space, this home is part of a vibrant HOA community that includes full access to the Clubhouse—featuring a skating rink, tennis courts, spray park, playground, and year-round programs. Pet-friendly and with low condo fees, this home is ideal for first-time buyers or investors looking for low-maintenance living in a growing south Edmonton neighbourhood.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450546  |
| Price          | \$264,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 856       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2014              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 32 4029 Orchards Drive    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1V2                   |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached                                                                |

### Interior

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace    | Yes                                                                                                                                                  |
| Fireplaces   | Insert                                                                                                                                               |
| Stories      | 2                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                  |
| Basement     | None, No Basement                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                            |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$252           |

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Listing information last updated on August 3rd, 2025 at 8:32am MDT