

\$394,900 - 39 603 Orchards Boulevard, Edmonton

MLS® #E4443662

\$394,900

3 Bedroom, 2.50 Bathroom, 1,478 sqft
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Modern 3-bedroom corner townhouse in The Orchards! This bright, well-maintained home offers extra privacy, more natural light, and added yard space. Features include an open-concept main floor, stylish kitchen with island & stainless steel appliances, and vinyl plank flooring throughout. Upstairs boasts 3 bedrooms, including a spacious primary with walk-in closet & ensuite. Enjoy in-suite laundry, an attached double garage, and free basement access for storage or flex use. Steps to schools, parks, and Orchards Residents Association amenities (clubhouse, rink, splash park, & more). Quick access to Anthony Henday & Hwy 2!

Built in 2024

Essential Information

MLS® #	E4443662
Price	\$394,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	0.00
Year Built	2024
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	39 603 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W8

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 20th, 2025
Days on Market	45
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

Condo Fee \$161

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 August 4th, 2025 at 3:47am MDT