

\$539,900 - 226 Orchards Boulevard, Edmonton

MLS® #E4451454

\$539,900

3 Bedroom, 2.50 Bathroom, 1,871 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to your dream abode! Nestled in a serene neighborhood of Orchards, this exquisite double garage duplex offers 1870 sq ft of thoughtfully designed living space, ideal for families seeking comfort and modern amenities. With a perfect blend of functionality and elegance, this home is a rare find in today’s market! Featuring a spacious main floor office/den, ideal for remote work or study, this property is perfect for today’s lifestyle. Upstairs, you’ll find three generously sized bedrooms, including a luxurious master suite with its own ensuite, complemented by an additional full bathroom for family convenience. The highlight? A versatile bonus room that can be tailored to your needs—playroom, media center, or extra guest space! Don’t miss the chance to make this beautiful duplex your own. Experience the perfect blend of style, comfort, and community!

Built in 2024

Essential Information

MLS® #	E4451454
Price	\$539,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,871
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	226 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G9

Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Attached

Interior

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

Exterior

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

Additional Information

Date Listed	August 6th, 2025
Days on Market	12
Zoning	Zone 53
HOA Fees	422
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 August 17th, 2025 at 11:47pm MDT