

## \$329,900 - 132 3305 Orchards Link Link, Edmonton

MLS® #E4462401

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,247 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this end-unit townhouse where light, privacy, and everyday ease meet. Thoughtful 3+1 bedroom, 2.5 bath layout with an airy main floor that pairs stone countertops with stainless appliances, and the rare bonus of permitted A/C. Main-floor laundry keeps chores simple; a gas line on the balcony makes weeknight grilling effortless. Upstairs, the serene principal suite features an ensuite and walk-in closet, with additional bedrooms for family, guests, or an office. A roomy double attached garage adds storage and winter comfort. Owners here are part of the Orchards Residents Association with PRIVATE access to a skating rink, splash park, walking paths, clubhouse, playground, basketball and tennis courts, a toboggan hill, fire pits, BBQ/picnic spaces, and community gardens. Seconds to lakes, transit, schools, groceries, and shops, this location seals the deal! Move-in ready, beautifully kept, and perfectly placed for a vibrant, low-maintenance, active life!

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462401  |
| Price     | \$329,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,247             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 132 3305 Orchards Link Link |
| Area        | Edmonton                    |
| Subdivision | The Orchards At Ellerslie   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6X 2H1                     |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                   |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                |
| Exterior Features | Landscaped, Public Transportation, Schools, Private Park Access |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl, Hardie Board Siding                                |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 20                 |
| Zoning         | Zone 53            |
| HOA Fees       | 35.71              |
| HOA Fees Freq. | Monthly            |
| Condo Fee      | \$263              |

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Listing information last updated on November 5th, 2025 at 7:17am MST