

\$489,900 - 636 Orchards Boulevard, Edmonton

MLS® #E4456360

\$489,900

4 Bedroom, 3.00 Bathroom, 1,625 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautifully maintained 2-storey home in the Orchards boasts 1624 sq. ft. of above-grade living space, featuring 4 bedrooms, 2 Full baths, 2 powder rooms, and a double detached garage. As you enter, you're greeted by a spacious foyer leading to a bright living room and dining area. The kitchen boasts SS appliances, quartz countertops, a large island, a butler's pantry & a water filter system under the sink. A 2-pc powder room completes the main floor. Upstairs, you'll find 3 spacious bedrooms and a 4-pc shared bath, with the primary bedroom featuring a walk-in closet and a 4-pc ensuite. The partial finished basement expands your living options with a large family room, 4th bedroom, and a 2-pc powder room. Ideally located just steps from Jan Reimer School, walking trails & 8 acres of green space. Minutes to shopping, medical, transit & Anthony Henday. "This is a wonderful place to call home!

Built in 2018

Essential Information

MLS® #	E4456360
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2



636 Orchards Blvd SW, Edmonton, AB

Main Floor Exterior Area 814.35 sq ft
Interior Area 749.31 sq ft



0 3 6 ft

PREPARED: 2025/07/31

*This diagram is excluded from total floor area in IGCC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Half Baths	2
Square Footage	1,625
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	636 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2L4

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	14
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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