

## \$489,999 - 2759 Chokecherry Place, Edmonton

MLS® #E4429529

**\$489,999**

3 Bedroom, 2.50 Bathroom, 1,767 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 2759 Chokecherry Place SW, a meticulously maintained 3-bedroom, 2.5-bath home offering over 1,766 sq ft of thoughtfully designed living space in the desirable Orchards at Ellerslie. The spacious living area is perfect for both relaxation and entertaining, with large windows that bring in abundant natural light. The kitchen is a chef's dream with quartz countertops, upgraded stainless steel appliances, a walk-through pantry, and a central island with seating. Upstairs, enjoy a roomy bonus area, two large bedrooms, and two 3-piece bathrooms, including one with a standing shower and the Primary ensuite featuring a soaker tub and Huge Walk in Closet. The oversized 12' x 20' deck is ideal for outdoor entertaining, and the home backs onto a main street, offering privacy with no direct rear neighbors. The property also includes an oversized single attached garage and a side entrance for future basement development. Enjoy access to community parks, walking trails, and year-round amenities!

Built in 2021

### Essential Information

MLS® # E4429529

Price \$489,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,767
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2759 Chokecherry Place
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J9

### Amenities

Amenities	Ceiling 9 ft., Deck, Recreation Room/Centre
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	21
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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