

## \$529,900 - 2289 Chokecherry Close, Edmonton

MLS® #E4431792

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,712 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautiful 1711 sq. ft. home in The Orchards at Ellerslie! Featuring 3 beds & 2.5 baths. This home offers style & comfort. Step into a spacious foyer leading to a grand living room with soaring 10 ft. ceilings & large front-facing windows that flood the space with natural light. The rest of the main floor with 9 ft. ceiling. The bright dining area flows into a corner kitchen equipped with SS appliances, ample cabinetry, a tile backsplash, a large island & add'l windows. A 2-pc bath completes the main floor. Upstairs you'll find the primary bedroom with walk-in closet & 4-pc ensuite, plus 2 more bedrooms, a 4-pc bath & convenient laundry. An Almost carpet less house. The unfinished basement awaits your personal touch. A well maintained backyard with double deck is perfect for relaxing and entertaining. Enjoy a double garage & exclusive access to community amenities like the Clubhouse, Splash Park, Tennis Courts, Ice Rink & more! Close to all amenities, schools (Jan Reimer), parks & transit.

Built in 2020

### Essential Information

MLS® # E4431792

Price \$529,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,712
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2289 Chokecherry Close
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M6

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 18th, 2025  
Days on Market                2  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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Listing information last updated on April 20th, 2025 at 7:02pm MDT