

## **\$519,500 - 3103 Chokecherry Bend Bend, Edmonton**

MLS® #E4433431

**\$519,500**

3 Bedroom, 2.50 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This beautiful 3 bed home is located on a corner lot which has a larger yard and additional windows providing lots of natural light to the home. This home boasts 9 ft ceilings, upgraded interior finishes like (quartz counters, stainless steel appliances, plank floors). The kitchen has stylish 2 tone cabinets, upgraded undermount granite sink, pantry and a huge island. Upstairs you'll find a large master suite with 4 pce ensuite & walk-in closet, laundry, main bath and 2 more roomy bedrooms. The home has really nice window coverings on all windows. This home has a side door that leads to basement great opportunity for a basement or in-law suite. The basement has the bathroom already roughed in. House also has South facing yard and detached double garage. You can move into this gorgeous home immediately! Located the Orchards community which offers schools, walking paths & trails, playgrounds, splash park and a club house. Costco and South Edmonton Common are minutes away.

Built in 2020

### **Essential Information**

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Price \$519,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,447                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3103 Chokecherry Bend Bend |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2M2                    |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Detached                                                       |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Golf Nearby, Landscaped, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 53          |

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Listing information last updated on May 1st, 2025 at 5:47pm MDT