# \$469,000 - 4707 Crabapple Run, Edmonton

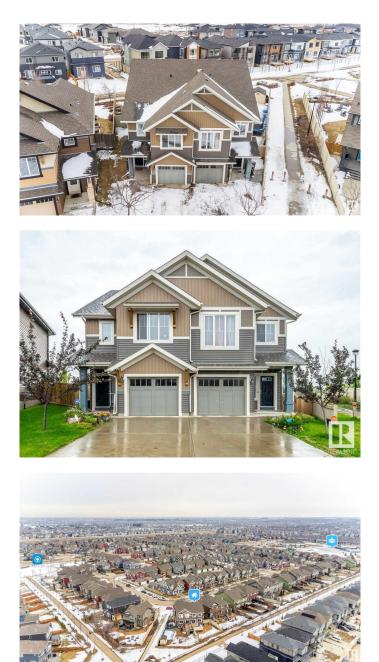
MLS® #E4426896

#### \$469,000

3 Bedroom, 2.50 Bathroom, 1,726 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning View • Adjacent to a walking trail • Half Duplex. No Condo Fees • Welcome to the upscale lifestyle community, the Orchards at Ellerslie. This south-facing backyard, front-attached single garage half duplex is designed by Brookfield with 1726 square feet. 9ft ceiling on main and basement. A spacious foyer leads up to the main floor, featuring an open-concept kitchen with a large quartz countertop, corner pantry, and stainless steel appliances. A large window in the living room offers a refreshing view of greenery. The upper floor includes a bonus room, a laundry room, and two spacious bedrooms with a full bathroom, one of which has a walk-in closet. The master bedroom boasts a 4-piece en-suite bathroom and a deep walk-in closet. The basement is ready for your creative touch. Conveniently located near schools, South Common Shopping Centre, and Anthony Henday. K-9 in community. A MUST-SEE property!



Built in 2012

#### **Essential Information**

MLS® #	E4426896
Price	\$469,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.00
Year Built	2012
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

## **Community Information**

Address	4707 Crabapple Run
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y7

### Amenities

Amenities	Deck, Detectors Smoke,	No Animal	Home,	No	Smoking	Home,
	Smart/Program. Thermosta	t, Vinyl Windo	ws, See	Rem	arks	
Parking	Single Garage Attached					

### Interior

Interior Features	ensuite bathroom
Appliances	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, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public
	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

#### **School Information**

Elementary	JAN REIMER SCHOOL
Middle	JAN REIMER SCHOOL
High	J. PERCY PAGE SCHOOL

#### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	28
Zoning	Zone 53
HOA Fees	400
HOA Fees Freq.	Annually

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