

# \$850,000 - 2539 Orchards Way, Edmonton

MLS® #E4427515

**\$850,000**

6 Bedroom, 3.50 Bathroom, 2,679 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully designed 2-story home in the highly sought-after Orchards, offering over 3,800 sq. ft. of total living space! Ideally located next to Jan Reimer Public K-9 and Divine Mercy Catholic K-6, this home provides unmatched convenience for families. Step inside to discover a spacious main floor featuring a large den/office, an open-concept kitchen with a huge island & a commercial-size fridge, & a bright, inviting living room with a cozy fireplace—perfect for relaxing or entertaining. Upstairs, the primary suite boasts a luxurious 5-piece ensuite, complemented by three additional generous bedrooms, a family bathrm, & a convenient upper-floor laundry. The professionally finished basement adds even more living space, offering two bedrooms, a full bath, and a large recreational room—ideal for extended family or guests. Outside, enjoy the huge composite deck with a peaceful side pond view, creating a serene outdoor retreat. Full access to the Orchards club house with various amenities.

Built in 2018

## Essential Information

MLS® # E4427515  
Price \$850,000  
Bedrooms 6



2539 Orchards Way SW, Edmonton, AB

Main Floor Exterior Area 1235.55 sq ft  
Interior Area 1158.07 sq ft  
Excluded Area 484.99 sq ft



0 5 10 ft PREPARED: 20250326

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

2539 Orchards Way SW, Edmonton, AB

2nd Floor Exterior Area 1443.08 sq ft  
Interior Area 1356.28 sq ft  
Excluded Area 17.50 sq ft



0 4 8 ft PREPARED: 20250326

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,679
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2539 Orchards Way
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2E1

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, No Back Lane, Playground Nearby, Public

	Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	Zone 53
HOA Fees	428.57
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 1:32am MDT