

## \$514,900 - 3119 Chokecherry Bend, Edmonton

MLS® #E4425885

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,689 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Desired 2-storey home, built by Brookfield Homes, in the heart of THE ORCHARDS is turn-key ready to welcome your family! Steps away from schools & all local amenities makes this a PERFECT location. Plus, get involved with The Orchards Club House & watch your family "blossom" this season. Home features charming curb appeal, gable porch entry, landscaping, fence & back detached dble garage. Welcoming foyer w/closet transitions to open concept great room adorned with neutral pallet & bright living room. Dreamy step-up kitchen showcases contemporary cabinetry w/chrome accents, quartz countertops, upscale SS appliances (gas stove), window over sink with backyard views, eat-on centre island & spacious dinette. Back mudroom w/closet & 2 pc powder room! PRICELESS! Upper-level owners suite is complimented by private 5 pc ensuite flaunting dual sinks & WIC. 2 additional jr. rooms (one with WIC), laundry closet with FULL washer/dryer & 4pc bath. Unfinished basement awaits your personal touch! This home is a MUST SEE!



Built in 2019

### Essential Information

MLS® #	E4425885
Price	\$514,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3119 Chokecherry Bend
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M2

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Front Porch, Smart/Program. Thermostat, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Picnic Area, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Private Park Access

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

### **School Information**

Elementary JAN REIMER SCHOOL K-9  
Middle JAN REIMER SCHOOL K-9  
High J. PERCY PAGE SCHOOL 10-12

### **Additional Information**

Date Listed March 15th, 2025  
Days on Market 21  
Zoning Zone 53  
HOA Fees 428.57  
HOA Fees Freq. Annually

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