



## 603 ORCHARDS Boulevard 47 Edmonton AB

\$329,900

Great investment opportunity in the Orchards! This affordable townhouse-style condo was built in 2023 and is over 1100sqft plus a full unfinished basement! It has a single attached garage, 3 bedrooms, 2.5 bathrooms, and nice modern finishes. The main floor has durable vinyl plank, quartz countertops in the white kitchen and new stainless steel appliances. A small patio is located off of the dining room. Property is landscaped with maintenance of landscaping, snow removal and exterior included in the low condo fees. Three bedrooms on one level provide room for family, home office or additional living space. Located close to public transit, schools, playgrounds, and shopping and the private Orchards Clubhouse with playground, skating rink and a variety of recreation and community events!

Listing Presented By:



Originally Listed by:  
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