



## Edmonton Alberta

**\$479,900**

A well-kept home with a \*SIDE ENTRANCE\* in the sought-after Orchard at Ellerslie. Set on a 600+ m<sup>2</sup> corner lot, this property offers an urban-oasis feel that's rare to come by in newer neighbourhoods. Fully landscaped and thoughtfully designed, the backyard is a true retreat--complete with an oversized deck, pergola, and established garden. Inside, the home features a modern kitchen with upgraded materials, 3 bedrooms plus a spacious bonus room on the upper level. Luxury Vinyl Plank flooring throughout adds warmth, durability, and low-maintenance appeal. A separate side entrance provides excellent future suite potential, making this home a smart option for investors or homeowners planning ahead. Located on a quiet crescent with minimal through traffic, this home offers peace, privacy, and a strong sense of community--all while remaining close to schools, parks, shopping, and major routes. A rare combination of lot size, functionality, and long-term value. (id:6769)

Living room 3.78 m X 4.47 m

Dining room Measurements not available

Kitchen 5.78 m X 5.89 m

Primary Bedroom 4.53 m X 4.12 m

Bedroom 2 3.29 m X 4.57 m

Bedroom 3 2.77 m X 3.81 m

Bonus Room 4.1 m X 5.13 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://yuewang.com/>

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