



## 3305 ORCHARDS Link 106 Edmonton AB

\$309,900

Welcome to Orchards at Ellerslie, "Grove On 25th" townhome community blending urban convenience with suburban tranquility. This modern townhome features 3 bedrooms, 2.5 bathrooms, and high-end finishes like granite countertops and vinyl plank flooring. The main level boasts an open-concept layout with a dining area, living space, kitchen with balcony, and a half bath. Upstairs, the primary suite includes a walk-in closet and ensuite bathroom. Two more well-sized bedrooms and a full bath complete this level. In the rear, find the double attached garage leading to a versatile space for an office or storage with the laundry area. The fenced-in front yard with a gas line for the BBQ is perfect for outdoor gatherings. Comes with an exclusive residence association membership, which includes a private splash park, playground, skating rink, tennis & basketball courts, toboggan hill, and club house access. Close to shopping, schools, transportation, and walking trails - making it a perfect place to call home!

Listing Presented By:



Originally Listed by:  
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