

## \$254,000 - 591 Orchards Boulevard, Edmonton

MLS® #E4446777

**\$254,000**

2 Bedroom, 1.00 Bathroom, 655 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Perfect Opportunity for First-Time Buyers or Investors! Welcome to this charming 2-bedroom, 1-bath condo offering 654.85 sq ft of well-utilized living space in the sought-after Orchards community. This home features two spacious bedrooms, a bright open layout, and a tandem single-car garage—perfect for extra storage or parking two vehicles front-to-back. Enjoy the lifestyle perks of the Orchards HOA, which includes private access to an ice skating rink in winter, basketball courts in summer, and a family-friendly playground. Conveniently located near the airport, this location offers both comfort and accessibility. Whether you're looking for your first home or a smart investment property, this is an opportunity you don't want to miss!

Built in 2015

### Essential Information

MLS® #	E4446777
Price	\$254,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	655
Acres	0.00
Year Built	2015



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	591 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1V2

### Amenities

Amenities	On Street Parking, Detectors Smoke, Recreation Room/Centre
Parking	Single Garage Attached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	70
Zoning	Zone 53
HOA Fees	450

HOA Fees Freq.     Annually

Condo Fee             \$252

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Listing information last updated on September 17th, 2025 at 8:17am MDT