

# \$399,000 - 13 603 Orchards Boulevard, Edmonton

MLS® #E4453313

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,478 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this stunning 2023-built townhouse, offering the perfect blend of modern style and functionality. This spacious corner-lot home features three bedrooms, two and a half bathrooms, and a Unfinished basement. Enjoy the convenience of an attached double-car garage with visitor parking just behind the house. Step inside to find an open-concept layout that seamlessly connects the living, dining, and kitchen areas. The sleek kitchen is perfect for cooking enthusiasts, and the spacious bedrooms provide a comfortable retreat at the end of the day. Outside, youâ€™ll love the deck area, ideal for outdoor relaxation and entertaining. Plus, with parks, playgrounds, and various amenities just a short distance away, this location has it all. Donâ€™t miss the chance to make this beautiful townhouse your new home!

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453313  |
| Price          | \$399,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,478     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2023              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13 603 Orchards Boulevard |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2W8                   |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                   |

### Interior

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

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 15th, 2025 |
|-------------|-------------------|

|                |          |
|----------------|----------|
| Days on Market | 9        |
| Zoning         | Zone 53  |
| HOA Fees       | 450      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$161    |

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Listing information last updated on August 24th, 2025 at 1:32pm MDT