

## \$349,000 - 2 3305 Orchards Link Link, Edmonton

MLS® #E4454146

**\$349,000**

2 Bedroom, 2.50 Bathroom, 1,498 sqft

Condo / Townhouse on 0.00 Acres

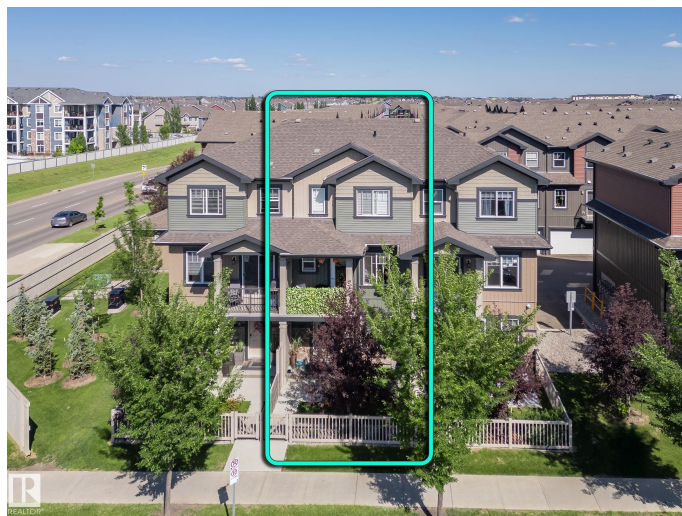
The Orchards At Ellerslie, Edmonton, AB

Rare Find – Over 1,498 Sq Ft! Immaculate, upgraded executive condo with pride of ownership throughout. Featuring two spacious primary bedrooms with 3-pc ensuites, three baths, two living areas, and a double attached garage. Enjoy the private fenced patio with high-end turf, perfect for low-maintenance outdoor living. Interior highlights include quartz countertops throughout, vinyl plank flooring (no carpet), quality appliances, and custom window coverings. Bright, open layout with a modern color palette. As an exclusive Orchards resident, enjoy access to premium amenities: clubhouse, NHL-size outdoor rink, tennis, pickleball, social clubs, and more. Ideal for young professionals or downsizers. Minutes to YEG, Henday, schools, dining, and entertainment. Low condo fees, prime location, and exceptional value—this home has it all. Don't miss out—opportunities like this are rare!

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454146  |
| Price      | \$349,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,498             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                                           |
|-------------|-------------------------------------------|
| Address     | 2 3305 Orchards Link <a href="#">Link</a> |
| Area        | Edmonton                                  |
| Subdivision | The Orchards At Ellerslie                 |
| City        | Edmonton                                  |
| County      | ALBERTA                                   |
| Province    | AB                                        |
| Postal Code | T6X 2H1                                   |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | On Street Parking, Front Porch, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | None, No Basement                                                                                                            |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 53           |
| HOA Fees       | 428.57            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$263             |

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Listing information last updated on August 24th, 2025 at 9:02am MDT