

## \$514,900 - 3119 Chokecherry Bend, Edmonton

MLS® #E4425885

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,689 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Desired 2-storey home, built by Brookfield Homes, in the heart of THE ORCHARDS is turn-key ready to welcome your family! Steps away from schools & all local amenities makes this a PERFECT location. Plus, get involved with The Orchards Club House & watch your family "blossom" this season. Home features charming curb appeal, gable porch entry, landscaping, fence & back detached dble garage. Welcoming foyer w/closet transitions to open concept great room adorned with neutral pallet & bright living room. Dreamy step-up kitchen showcases contemporary cabinetry w/chrome accents, quartz countertops, upscale SS appliances (gas stove), window over sink with backyard views, eat-on centre island & spacious dinette. Back mudroom w/closet & 2 pc powder room! PRICELESS! Upper-level owners suite is complimented by private 5 pc ensuite flaunting dual sinks & WIC. 2 additional jr. rooms (one with WIC), laundry closet with FULL washer/dryer & 4pc bath. Unfinished basement awaits your personal touch! This home is a MUST SEE!



Built in 2019

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425885  |
| Price  | \$514,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,689                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3119 Chokecherry Bend     |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2M2                   |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Front Porch, Smart/Program. Thermostat, Television Connection, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Rear Drive Access  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Picnic Area, Playground |

Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Private Park Access

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary JAN REIMER SCHOOL K-9  
Middle JAN REIMER SCHOOL K-9  
High J. PERCY PAGE SCHOOL 10-12

### **Additional Information**

Date Listed March 15th, 2025  
Days on Market 21  
Zoning Zone 53  
HOA Fees 428.57  
HOA Fees Freq. Annually

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Listing information last updated on April 4th, 2025 at 11:17pm MDT