

## \$469,000 - 4707 Crabapple Run, Edmonton

MLS® #E4426896

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning View â€¢ Adjacent to a walking trail

â€¢ Half Duplex. No Condo Fees â€¢

Welcome to the upscale lifestyle community, the Orchards at Ellerslie. This south-facing backyard, front-attached single garage half duplex is designed by Brookfield with 1726 square feet. 9ft ceiling on main and basement. A spacious foyer leads up to the main floor, featuring an open-concept kitchen with a large quartz countertop, corner pantry, and stainless steel appliances. A large window in the living room offers a refreshing view of greenery. The upper floor includes a bonus room, a laundry room, and two spacious bedrooms with a full bathroom, one of which has a walk-in closet. The master bedroom boasts a 4-piece en-suite bathroom and a deep walk-in closet. The basement is ready for your creative touch. Conveniently located near schools, South Common Shopping Centre, and Anthony Henday. K-9 in community. A MUST-SEE property!

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426896  |
| Price     | \$469,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,726         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 4707 Crabapple Run        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 0Y7                   |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                Concrete Perimeter

**School Information**

Elementary                JAN REIMER SCHOOL  
Middle                      JAN REIMER SCHOOL  
High                        J. PERCY PAGE SCHOOL

**Additional Information**

Date Listed                March 21st, 2025  
Days on Market        29  
Zoning                      Zone 53  
HOA Fees                  400  
HOA Fees Freq.        Annually

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