

## \$499,999 - 2759 Chokecherry Place, Edmonton

MLS® #E4429529

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,767 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

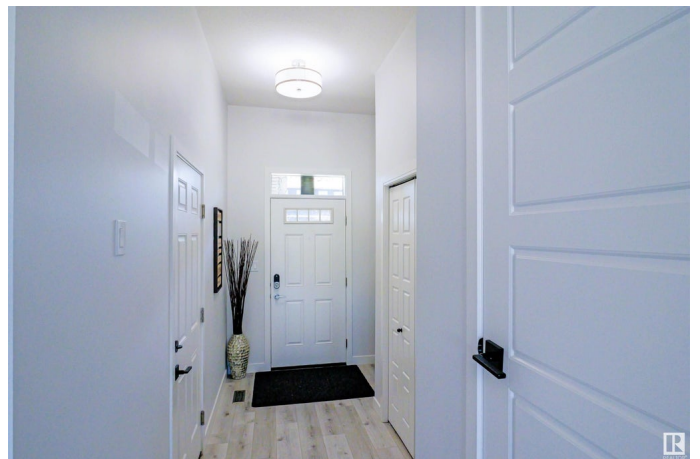
Welcome to 2759 Chokecherry Place SW, a meticulously maintained 3-bedroom, 2.5-bath home offering over 1,766 sq ft of thoughtfully designed living space in the desirable Orchards at Ellerslie. The spacious living area is perfect for both relaxation and entertaining, with large windows that bring in abundant natural light. The kitchen is a chef's dream with quartz countertops, upgraded stainless steel appliances, a walk-through pantry, and a central island with seating. Upstairs, enjoy a roomy bonus area, two large bedrooms, and two 3-piece bathrooms, including one with a standing shower and the Primary ensuite featuring a soaker tub and Huge Walk in Closet. The oversized 12' x 20' deck is ideal for outdoor entertaining, and the home backs onto a main street, offering privacy with no direct rear neighbors. The property also includes an oversized single attached garage and a side entrance for future basement development. Enjoy access to community parks, walking trails, and year-round amenities!

Built in 2021

### Essential Information

MLS® # E4429529

Price \$499,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,767         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2759 Chokecherry Place    |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T2X 2J9                   |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Recreation Room/Centre |
| Parking Spaces | 2                                           |
| Parking        | Single Garage Attached                      |

### Interior

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

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                                           |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 19th, 2025 at 4:17pm MDT