

Courtesy Of Christina A Reid Of Century 21 Leading

\$572,347 - 2230 Chokecherry Close, Edmonton

MLS® #E4426452

\$572,347

4 Bedroom, 3.50 Bathroom, 1,581 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

We are pleased to introduce The Harper – an exceptional previous showhome that embodies style, functionality, and modern design. This home boasts a total of 1,582 square feet of meticulously designed living space located in the highly desirable Southeast community of The Orchards. The home showcases designer-selected finishes that seamlessly combine elegance and practicality. Upon entering, you will be greeted by 9-foot ceilings and exquisite luxury vinyl plank flooring that extends throughout the dining, living, and kitchen areas. The kitchen is equipped with beautiful stainless steel appliances, 3CM quartz countertops and is complemented by an abundance of natural light from large triple-pane windows. Additionally, with this home being a former showhome, enjoy ease of moving in with full landscaping, air conditioning, window coverings, 8'x12' pressure treated wood deck and a fully LEGAL BASEMENT SUITE, completed with appliances, ready to bring in rental income!

Built in 2024

Essential Information

MLS® # E4426452

Price \$572,347

Bedrooms 4



| | |
|----------------|---------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,581 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 2230 Chokecherry Close |
| Area | Edmonton |
| Subdivision | The Orchards At Ellerslie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 2M5 |

Amenities

| | |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

School Information

| | |
|------------|------------------|
| Elementary | Divine Mercy K-6 |
| Middle | JAN REIMER K-9 |
| High | J. PERCY PAGE |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 30 |
| Zoning | Zone 53 |
| HOA Fees | 450 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 18th, 2025 at 2:32am MDT