

Courtesy Of Christina A Reid Of Century 21 Leading

## \$413,348 - 63 6905 25 Avenue, Edmonton

MLS® #E4422109

### \$413,348

3 Bedroom, 2.50 Bathroom, 1,407 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Introducing The Holiday â€“ a brand new townhome with style, functionality, and modern design! This end unit faces a beautifully landscaped green space and offers 1,407 sq ft of thoughtfully crafted living space in the highly sought-after SE community of The Orchards. The home boasts designer-selected finishes that balance elegance and practicality throughout. As you step inside, youâ€™re welcomed by a spacious entry and a bright finished flex room on the lower level, with oversized triple-pane windows allowing natural light to flood the space. The main floor features luxury vinyl plank flooring and 9' ceilings for an airy, open feel. The kitchen is large and well-appointed, while the adjacent laundry room offers ample shelving for convenient storage. The open-concept living area flows seamlessly to a balcony at the front, perfect for relaxing or entertaining. Upstairs, youâ€™ll find a spacious primary bedroom complete with a walk-in closet and an elegant ensuite.

Built in 2024

### Essential Information

MLS® #	E4422109
Price	\$413,348
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,407
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	63 6905 25 Avenue
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3B7

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially 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	Slab

### **School Information**

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

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	46
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$295

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 4:02am MDT