

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	32
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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