

## \$674,900 - 2425 Chokecherry Link, Edmonton

MLS® #E4422925

**\$674,900**

4 Bedroom, 3.50 Bathroom, 1,792 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this brand-new construction, where stunning attention to detail meets modern luxury. This home features 3 spacious bedrooms, 2 bathrooms, and a chef-inspired kitchen with high-end stainless steel appliances, granite countertops, and a large island, perfect for culinary creations. The open-concept living area is ideal for entertaining, and the home also offers a versatile bonus room for extra living space. Enjoy comfort year-round with central air throughout. The property includes a beautiful 1bed/1bath garage suite, complete with its own central air, offering the perfect income helper. Additionally, there is potential for a second income helper with future basement suite capabilities, making this home an excellent investment opportunity. Outside, the finished deck offers summer entertainment space, while the two-car garage and ample storage enhance functionality. Conveniently located near top schools, parks, and shopping, this home provides both style and practicality.

Built in 2021

### Essential Information

MLS® # E4422925

Price \$674,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,792
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2425 Chokecherry Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2M8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	February 25th, 2025
Days on Market	61
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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 27th, 2025 at 12:32pm MDT