

# \$499,000 - 1725 Plum Crescent, Edmonton

MLS® #E4431351

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,771 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

RARE PIE LOT HALF DUPLEX WITH 1700+ SQFT, 3 BEDS, 2.5 BATHS & ATTACHED GARAGE IN THE ORCHARDS AT ELLERSLIE! Welcome to 1725 Plum Crescent—set on a massive pie-shaped lot with a full deck, fenced yard, side entrance, and central A/C! Inside you'll find open-concept living with oversized windows, a cozy electric fireplace, and stylish vinyl plank flooring throughout. The chef's kitchen features quartz countertops, a gas range, pantry, and ample cabinetry. Upstairs offers a spacious bonus room—ideal for a home office or TV nook—plus 3 bedrooms, laundry room, and 2 full bathrooms. Located in The Orchards, with amazing amenities like a splash park, skating rink, tennis & basketball courts, clubhouse, community garden & more! Walking distance to Jan Reimer School, off-leash park, groceries & everyday essentials. Quick access to Anthony Henday, Calgary Trail & just 20 mins to the airport. Take a look today and get ready to move right on in—this is the one you've been waiting for!

Built in 2022

## Essential Information

MLS® # E4431351

Price \$499,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,771
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1725 Plum Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z8

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Jan Reimer School (K-6)
Middle	Jan Reimer School (7-9)
High	J. Percy Page School

### Additional Information

Date Listed	April 17th, 2025
Days on Market	34
Zoning	Zone 53
HOA Fees	428.57
HOA Fees Freq.	Annually

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