

## \$514,989 - 2657 Chokecherry Lane, Edmonton

MLS® #E4444945

**\$514,989**

3 Bedroom, 2.50 Bathroom, 1,594 sqft

Single Family on 0.00 Acres

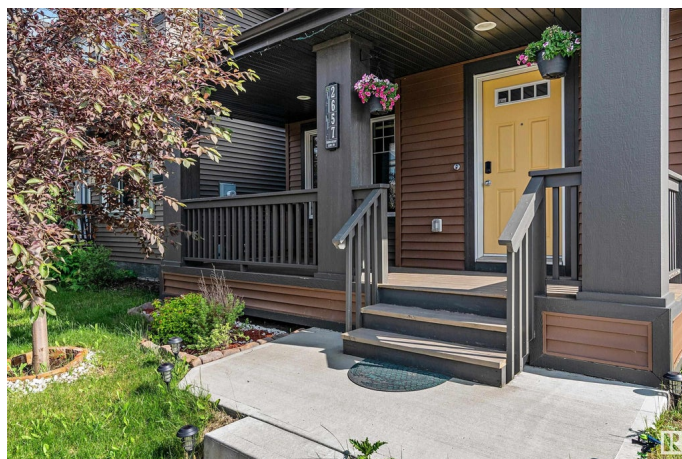
The Orchards At Ellerslie, Edmonton, AB

This stunning and impeccably maintained 1600sqft home comes with the highest possible level of finishing. Beautifully designed with exceptional living space and modern upgrades. Step inside to an inviting open-concept main floor with 9 ft ceilings, a bright living room that flows seamlessly into kitchen. The gourmet kitchen boasts granite countertops, stainless steel appliances, a large island, ample cabinetry, and a pantry ideal for all your culinary needs. Upstairs, you'll find a generous primary bedroom with a 4-piece ensuite and walk-in closet, plus two additional spacious bedrooms, a full 4-piece bath, and a convenient upstairs laundry. The double sized deck and extra-large yard is perfect for the summer BBQ's. Located within walking distance of the Jan Reimer Public K-9 School and Devine Mercy Catholic K-9 School. Close to all Amenities, Parks, Public Transit & Shopping Centre.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444945  |
| Price      | \$514,989 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,594                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2657 Chokecherry Lane     |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2J8                   |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 48              |
| 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 August 14th, 2025 at 10:32pm MDT