

## \$259,900 - 46 3305 Orchards Link Link, Edmonton

MLS® #E4457965

**\$259,900**

2 Bedroom, 1.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

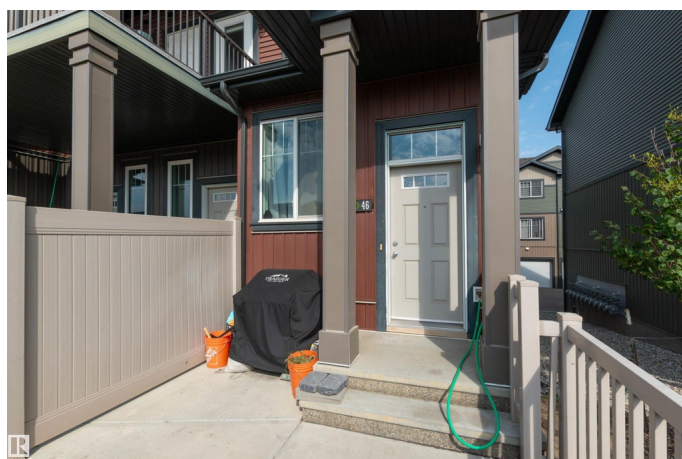
Affordable ownership awaits for you!! Very well kept 827 sq ft 2 bedroom bungalow style condo with tandem double attached garage! Vinyl plank flooring throughout living room and kitchen. Kitchen features stainless appliances, granite countertops and island with eating bar! The unit also has it's own laundry. Tons of storage in the tandem double attached garage. HOA at the Orchards includes splash park, pickle ball, basketball and tennis courts plus a big and small skating rink!

Built in 2018

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457965          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 828               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 46 3305 Orchards Link Link |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2H1                    |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | See Remarks                       |
| Parking   | Double Garage Attached, Insulated |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 49                   |
| Zoning         | Zone 53              |
| HOA Fees       | 450                  |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$207                |

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Listing information last updated on November 3rd, 2025 at 5:17pm MST