

Courtesy Of Jeremy Herrington Of Greater Property Group

## \$695,000 - 2425 Chokecherry Link, Edmonton

MLS® #E4422925

**\$695,000**

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	\$695,000
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 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      39

Zoning                Zone 53

HOA Fees             450

HOA Fees Freq.      Annually

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