

## \$494,700 - 3281 Cherry Crescent, Edmonton

MLS® #E4452078

**\$494,700**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

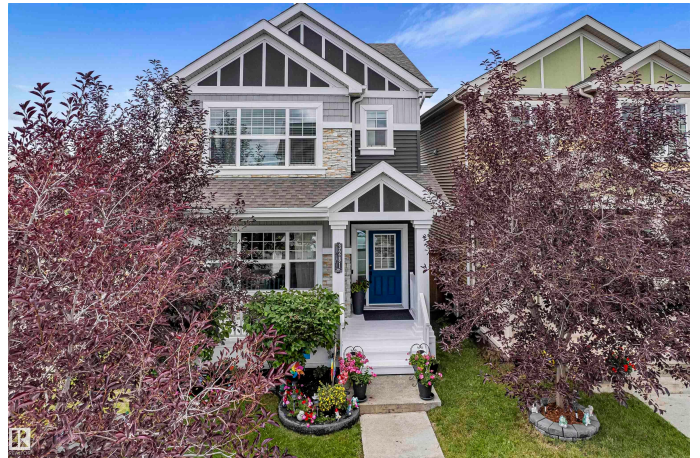
The Orchards At Ellerslie, Edmonton, AB

Discover your dream home in the heart of Orchards on a desirable corner lot. This stunning single-family residence is perfectly situated near schools, parks & shopping centre. The main floor boasts a spacious living area, dining area, powder room, open-concept kitchen with EXTENDED ISLAND, WET BAR. Upstairs, you'll find 2 BEDROOMS, a shared 3PC WASHROOM, and a LUXURIOUS MASTER BEDROOM with a 4PC ENSUITE. Laundry is conveniently situated upstairs for easy access. Backyard oasis features a fully landscaped yard, stylish fencing, and a beautiful deck with sleek glass railing, creating the perfect blend of form and function for relaxation and entertainment. The house has CENTRAL AIR CONDITIONING throughout.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452078  |
| Price          | \$494,700 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,615     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3281 Cherry Crescent      |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1Y5                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator-Energy Star, Stove-Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 2                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |
| 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 16th, 2025 at 1:32am MDT