

## \$409,900 - 70 6905 25 Avenue, Edmonton

MLS® #E4451818

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,435 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

A stylish and functional townhome in the vibrant SE community of The Orchards, offering thoughtfully designed living space facing a beautifully landscaped green space. This modern home welcomes you with a spacious entry and a bright flex room on the lower level, ideal for a home office or gym, while oversized triple-pane windows fill the space with natural light. The main floor boasts a spacious open-concept layout featuring a well-appointed kitchen, a convenient laundry room, and access to a private balcony—perfect for relaxing or entertaining. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms, including a large primary suite complete with a walk-in closet and a beautifully finished ensuite. With designer finishes throughout and a location in one of Edmonton’s most sought-after communities, this is the perfect blend of comfort, style, and everyday convenience.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451818  |
| Price      | \$409,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,435             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 70 6905 25 Avenue         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3B7                   |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat |
| Parking   | Double Garage Attached                                                                 |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Slab                                                                                            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 44               |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$295            |

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 September 20th, 2025 at 2:32am MDT