

Courtesy Of Christina A Reid Of Century 21 Leading

## \$546,848 - 2427 Chokecherry Link, Edmonton

MLS® #E4462224

**\$546,848**

3 Bedroom, 2.50 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

**\*\*SHOWHOME for SALE\*\*** All window coverings, Wall Art and a 20x20 GARAGE included. Welcome to the Asher, where functionality meets modern living. This current showhome has been thoughtfully upgraded with the most luxuriest upgrades including herringbone vinyl plant install and moden railing throughout. This thoughtfully designed home combines style and functionality with a side entrance ready for future basement development. The kitchen features a chimney hood fan and beautiful upgraded cabinetry. This home also has two beautiful living spaces on the main floor and a large dining area. It is located on a CORNER LOT with extra windows and a landscaped front yard with a rear deck already built. The Orchards is a vibrant, family-friendly community in southeast Edmonton, this home provides access to an abundance of parks, ponds, and walking trails. Residents also enjoy exclusive access to a private 8-acre clubhouse featuring amenities for all ages, including a spray park, NHL-sized skating rink, & playground

Built in 2021

### Essential Information

MLS® # E4462224

Price \$546,848



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,748                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2427 Chokecherry Link     |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2M8                   |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Detached                                                                                 |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Insert                                                                                                            |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Divine Mercy          |
| Middle     | Father Michael Mireau |
| High       | J. PERCY PAGE         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 53            |
| HOA Fees       | 450                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 27th, 2025 at 10:32am MDT