

\$344,000 - 22 6905 25 Avenue, Edmonton

MLS® #E4463609

\$344,000

3 Bedroom, 2.50 Bathroom, 1,214 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

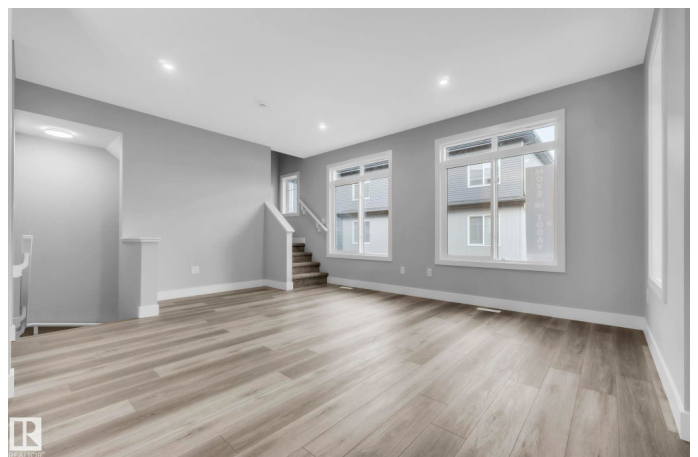
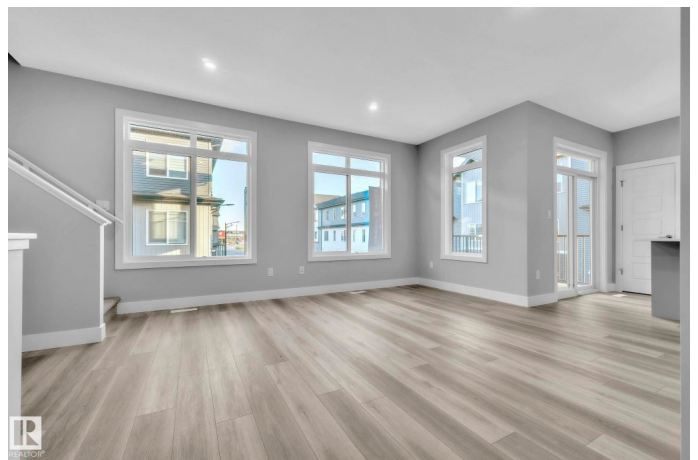
Welcome to the Everly Townhomes, a refined development by Brookfield Residential, where contemporary living meets suburban charm. This UPGRADED "Armstrong" three bedroom townhome will leave you breathless! The modern kitchen has grey cabinets, stainless appliances (w/gas range), quartz, tile backsplash, dining area + garden door to the balcony. The open concept living room boasts vinyl plank floors + wall to wall windows. The upstairs level offers a primary bedroom (w/4pc ensuite, walk-in closet + balcony), two more bedrooms, a 4pc bath + laundry. Other Features: Double Garage, Main 2pc Bath, Full Height Kitchen Cabinets, Smart Home System... The list is endless! Enjoy the year round events + amenities the Orchards has to offer w/access to the private club house boasting a spray park, skating rink, playgrounds, tennis + basketball courts. Conveniently located only steps to shops, restaurants, schools, parks, trails + a short drive to major freeways + the airport. *Builder Bonus-2yr FREE Condo Fees + a \$4K Brick Gift Card. Welcome to your Dream Home!

Built in 2025

Essential Information

MLS® #

E4463609



Price	\$344,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	22 6905 25 Avenue
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3B7

Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Storage-In-Suite, See Remarks
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

School Information

Elementary	Jan Reimer School
Middle	Jan Reimer School
High	J. Percy Page

Additional Information

Date Listed	October 27th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$262

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 October 27th, 2025 at 10:02pm MDT