

# **\$324,900 - 133 3305 Orchards Link Link, Edmonton**

MLS® #E4460628

**\$324,900**

2 Bedroom, 2.50 Bathroom, 1,253 sqft

Condo / Townhouse on 0.00 Acres

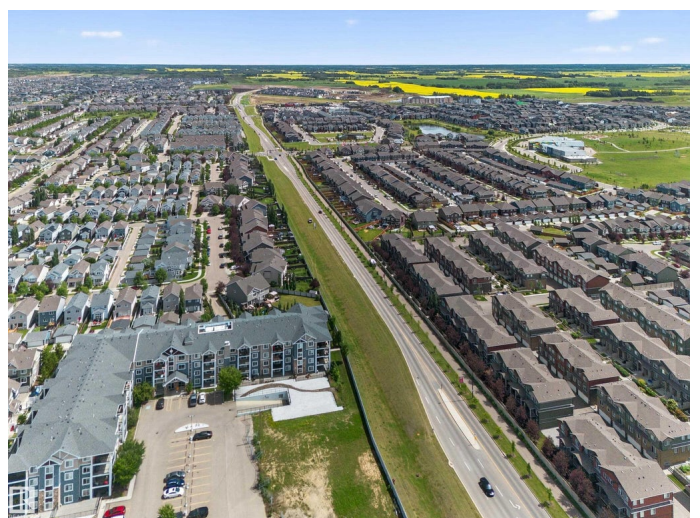
The Orchards At Ellerslie, Edmonton, AB

Welcome to this charming 2016-built townhouse nestled in the vibrant community of The Orchards. This beautifully maintained home features 2 spacious bedrooms, each with its own private ensuite—perfect for comfort and convenience. With 2.1 bathrooms in total, a smart layout, and a bright, open living space, it’s™s ideal for first-time buyers or investors alike. The kitchen, living, and dining areas connect seamlessly, while a fresh coat of paint throughout gives the home a like-new feel. Enjoy your morning coffee on the private balcony and benefit from the attached 2-car garage. Affordable condo fees make this a great choice for low-maintenance living. The Orchards offers a family-friendly atmosphere with access to parks, walking trails, and the Residents Association clubhouse. Close to schools, public transit, and shopping, this property blends comfort, value, and convenience in a well-connected location.

Built in 2016

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4460628  |
| Price      | \$324,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,253             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 133 3305 Orchards Link Link |
| Area        | Edmonton                    |
| Subdivision | The Orchards At Ellerslie   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6X 2H1                     |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Detectors Smoke, Patio         |
| Parking   | Double Garage Attached, Tandem |

### Interior

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

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

### School Information

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 53           |
| HOA Fees       | 440               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$224             |

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Listing information last updated on October 16th, 2025 at 4:17pm MDT