

Courtesy Of Christina A Reid Of Century 21 Leading

## \$609,354 - 2034 Muckleplum Link, Edmonton

MLS® #E4462264

### \$609,354

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

The Purcell is our 2,229 sq.ft. 3 bedroom/1 den, 2.5 bathroom home located in Edmonton's award winning community of The Orchards. Located on Muckleplum Link, just steps from two established schools and another future school. This open concept design offers a MAIN DEN. The kitchen is equipped with our GOURMET KITCHEN PACKAGE, including 3CM quartz, a chimney hoodfan, GAS COOKTOP, 36" french door fridge with internal ice/water dispenser, built in microwave, built in wall oven and dishwasher. The large living room offers lots of natural light and a cozy 50" electric fireplace. Upstairs, we've replaced all stubwall with spindle railing and you'll find a beautifully spacious bonus room, and 3 large bedrooms. The primary ensuite is 5 pc, and includes 3CM quartz and ceramic tile. There is a SIDE ENTRY, perfect for future basement development. Photographs are of show home.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462264  |
| Price      | \$609,354 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,229                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2034 Muckleplum Link      |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3J9                   |

### Amenities

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

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas |
| 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, 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 | 21                 |
| Zoning         | Zone 53            |
| HOA Fees       | 426                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 5th, 2025 at 7:02pm MST