

## \$574,900 - 1459 Plum Circle Circle, Edmonton

MLS® #E4422484

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

The RIVERVIEW by EXCEL HOMES is back! One of the most sought-after floorplans, this home is designed to impress. Step inside to a gorgeous, open-concept kitchen, upgraded with thick white quartz countertops, a chimney hood fan, and Energy Star appliances—perfect for cooking and entertaining. The walk-through pantry keeps everything organized, while the main-floor bedroom/office and full bathroom with walk-in shower make this home ideal for multigenerational living or a home-based business. Upstairs, the bonus room is ready for family movie nights, and the convenient second-floor laundry comes with a washer & dryer. The kids' rooms? Flooded with natural light from oversized windows. Additional highlights include 9-foot ceilings on the main floor, a separate side entrance to the basement, and a Green Built Canada Certification—ensuring lower utility costs, a healthier living environment, and more sustainable homeownership. Plus, backs onto green space and a walking path!

Built in 2024

### Essential Information

MLS® # E4422484

Price \$574,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,916
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1459 Plum Circle Circle
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3A7

### Amenities

Amenities	Ceiling 9 ft., Hot Wtr Tank-Energy Star, Insulation-Upgraded, Vinyl Windows, Green Building, Heat Exchanger
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, No Back Lane, Partially

	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	69
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on May 1st, 2025 at 4:32pm MDT