

## \$475,000 - 1745 Plum Crescent, Edmonton

MLS® #E4461418

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,699 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Open concept living, 3 beds, 3 baths, bonus room & a large yard on your list? This home has it all + an attached garage! Move in Ready, it features a large main floor with tons of space to entertain & enjoy. The great room is spacious with a modern linear fireplace. The bright, white kitchen has extended cabinets, quartz countertops, a gas stove & corner pantry + an island w/ eating bar. The dining room is spacious & easily fits a 6+ person table. There is direct access to the deck & with the home backing a walking trail, there is no direct rear neighbour. Upstairs the primary suite is large with its own ensuite & walk in closet. Youâ€™ll also find a large bonus room, 2 more bedrooms, the main bath & laundry room. The basement is waiting for your finishing touch! Fence being installed this week. Welcome to the family orientated neighbourhood of the Orchards of Ellerslie where youâ€™ll find parks, walking trails, schools & shopping all easily accessible. Visit the REALTOR®'s website for more details.

Built in 2022

### Essential Information

MLS® # E4461418

Price \$475,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,699         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1745 Plum Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Z8                   |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, See Remarks |
| Parking   | Single Garage Attached                              |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                                           |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                 |

### Exterior

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

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

### **School Information**

|            |              |
|------------|--------------|
| Elementary | Jan Reimer   |
| Middle     | Kate Chegwin |
| High       | J Percy Page |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 53           |
| HOA Fees       | 450               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on November 2nd, 2025 at 6:32am MST