# **\$515,000 - 1725 Plum Crescent, Edmonton**

MLS® #E4431351

#### \$515.000

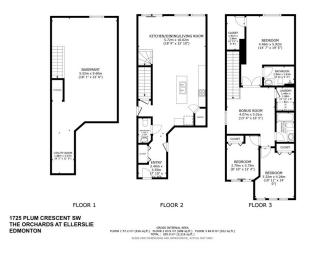
3 Bedroom, 2.50 Bathroom, 1,771 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

RARE PIE LOT HALF DUPLEX WITH 1700+ SQFT, 3 BEDS, 2.5 BATHS & ATTACHED GARAGE IN THE ORCHARDS AT ELLERSLIE! Welcome to 1725 Plum Crescentâ€"set on a massive pie-shaped lot with a full deck, fenced yard, side entrance, and central A/C! Inside you'II find open-concept living with oversized windows, a cozy electric fireplace, and stylish vinyl plank flooring throughout. The chef's kitchen features quartz countertops, a gas range, pantry, and ample cabinetry. Upstairs offers a spacious bonus roomâ€"ideal for a home office or TV nookâ€"plus 3 bedrooms, laundry room, and 2 full bathrooms. Located in The Orchards, with amazing amenities like a splash park, skating rink, tennis & basketball courts, clubhouse, community garden & more! Walking distance to Jan Reimer School, off-leash park, groceries & everyday essentials. Quick access to Anthony Henday, Calgary Trail & just 20 mins to the airport. Take a look today and get ready to move right on inâ€"this is the one you've been waiting for!







Built in 2022

#### **Essential Information**

MLS® # E4431351 Price \$515,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,771

Acres 0.00

Year Built 2022

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 1725 Plum Crescent

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2Z8

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Deck, Vinyl Windows, See Remarks, HRV

System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling

Parking Spaces 2

Parking Front Drive Access, Single Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood

Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window

Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Fenced, Landscaped, No Back Lane, Playground

Nearby, Public Transportation, Recreation Use, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

#### **School Information**

Elementary Jan Reimer School (K-6)
Middle Jan Reimer School (7-9)
High J. Percy Page School

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 2

Zoning Zone 53 HOA Fees 428.57 HOA Fees Freq. Annually

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 April 19th, 2025 at 7:17pm MDT