

## \$459,000 - 4707 Crabapple Run, Edmonton

MLS® #E4432471

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,726 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning View â€¢ Adjacent to a walking trail  
â€¢ Half Duplex. No Condo Fees â€¢  
Welcome to the upscale lifestyle community,  
the Orchards at Ellerslie. This south-facing  
backyard, front-attached single garage half  
duplex is designed by Brookfield with 1726  
square feet. 9ft ceiling on main and basement.  
A spacious foyer leads up to the main floor,  
featuring an open-concept kitchen with a large  
quartz countertop, corner pantry, and stainless  
steel appliances. A large window in the living  
room offers a refreshing view of greenery. The  
upper floor includes a bonus room, a laundry  
room, and two spacious bedrooms with a full  
bathroom, one of which has a walk-in closet.  
The master bedroom boasts a 4-piece en-suite  
bathroom and a deep walk-in closet. The  
basement is ready for your creative touch.  
Conveniently located near schools, South  
Common Shopping Centre, and Anthony  
Henday. K-9 in community. A MUST-SEE  
property!

Built in 2012

### Essential Information

MLS® #	E4432471
Price	\$459,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4707 Crabapple Run
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y7

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
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 April 24th, 2025  
Zoning Zone 53  
HOA Fees 400  
HOA Fees Freq. Annually

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