

## \$469,900 - 2 2710 66 Street, Edmonton

MLS® #E4430271

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,576 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

### FIRST TIME HOME BUYERS & INVESTORS

ALERT! Walking distance to all amenities.

1576 sq ft 2-storey WEST facing half duplex with attached DOUBLE CAR GARAGE and SEPERATE ENTRANCE TO THE BASEMENT. Zebra blinds on all windows. The wide kitchen with quartz countertops, spacious cabinets, professional quality SS appliances, convenient extra large walk-through pantry, island with double sink and eating bar for that relaxing morning coffee with stylish flooring throughout. Family sized dinette open to a EAST facing deck, the living room offers huge windows allowing an abundance of natural sunlight & a 2-piece bath complete the main floor. Upper floor offers a massive master bedroom with walk-in closet & 3-piece ensuite with accent fixtures, TWO additional large bedrooms, 3 piece bathroom. Second floor laundry room with sink and cabinet. Unfinished basement adds huge potential for extra living. Banking, pharmacy, grocery store, gas station, fast food, car wash, schools and parks are just at the walking distance.

Built in 2025

### Essential Information

MLS® # E4430271

Price \$469,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,576             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2 2710 66 Street          |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3H4                   |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                           |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$152            |

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Listing information last updated on April 27th, 2025 at 1:17am MDT