

Courtesy Of Christina A Reid Of Century 21 Leading

\$413,348 - 63 6905 25 Avenue, Edmonton

MLS® #E4422109

\$413,348

3 Bedroom, 2.50 Bathroom, 1,407 sqft
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Introducing The Holiday â€“ a brand new townhome with style, functionality, and modern design! This end unit faces a beautifully landscaped green space and offers 1,407 sq ft of thoughtfully crafted living space in the highly sought-after SE community of The Orchards. The home boasts designer-selected finishes that balance elegance and practicality throughout. As you step inside, youâ€™re welcomed by a spacious entry and a bright finished flex room on the lower level, with oversized triple-pane windows allowing natural light to flood the space. The main floor features luxury vinyl plank flooring and 9' ceilings for an airy, open feel. The kitchen is large and well-appointed, while the adjacent laundry room offers ample shelving for convenient storage. The open-concept living area flows seamlessly to a balcony at the front, perfect for relaxing or entertaining. Upstairs, youâ€™ll find a spacious primary bedroom complete with a walk-in closet and an elegant ensuite.

Built in 2024

Essential Information

| | |
|----------|-----------|
| MLS® # | E4422109 |
| Price | \$413,348 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,407 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 63 6905 25 Avenue |
| Area | Edmonton |
| Subdivision | The Orchards At Ellerslie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 3B7 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|-------------|
| Construction | Wood, Vinyl |
| Foundation | Slab |

School Information

| | |
|------------|------------------|
| Elementary | Divine Mercy K-6 |
| Middle | JAN REIMER K-9 |
| High | J. PERCY PAGE |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 19th, 2025 |
| Days on Market | 46 |
| Zoning | Zone 53 |
| HOA Fees | 450 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$295 |

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Listing information last updated on April 6th, 2025 at 6:32am MDT