

## \$625,000 - 5105 Crabapple Link, Edmonton

MLS® #E4430054

**\$625,000**

3 Bedroom, 2.50 Bathroom, 2,272 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Homes by Avi built this great Park Backing home in the Orchards with an appealing stone accented exterior. Tiled front entry with built-in bench is flooded with light from the abundant windows. Front den opens to the Great Room with hardwood floors & a cozy gas fireplace. Enjoy cooking in your sunny kitchen with quartz countertops with eating bar. Walk through pantry to laundry with convenient sink. Clever built in display shelves grace the stairwell to showcase your family photos & travel treasures. 3 spacious bedrooms & the Primary Bedroom feels special with its vaulted ceiling, Custom California closet & double vanity soaker tub ensuite + separate toilet closet. Huge Bonus Room with side vault for enjoying movie nights. What a great yard! Maintenance free 2-tier deck with covered BBQ area, play structure incl. Summer ready with Central Air! You will love living in the Orchards with 2 schools, walking/biking trails & Club House with skating rink, tennis courts + spray park!

Built in 2011

### Essential Information

MLS® # E4430054

Price \$625,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,272                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5105 Crabapple Link       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 0X4                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| 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/Holy Trinity |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 53         |
| HOA Fees       | 550             |
| 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 20th, 2025 at 3:17am MDT