

## \$399,500 - 5681 Crabapple Way, Edmonton

MLS® #E4430448

**\$399,500**

2 Bedroom, 2.50 Bathroom, 1,231 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

This BEAUTIFULLY DESIGNED 2 Storey half duplex in The Orchards offers modern, neutral decor & a spacious open-concept layout. The living room has plenty of natural light & a cozy FIREPLACE. The sleek kitchen with QUARTZ countertops, has a NEW DISHWASHER, plenty of storage & work space as well as a pantry. The large dining nook overlooks the backyard & provides access to a huge deck - perfect for outdoor entertaining! A 2 piece bath completes the level. Upstairs, you'll find 2 primary bedrooms, each with its own WALK-IN CLOSET & private 4 piece ENSUITE - ideal for privacy & comfort. The unfinished basement has the laundry area & great potential for future development. Additional highlights include CENTRAL A/C & a DOUBLE DETACHED GARAGE! The Orchards Residents Association provides incredible community amenities including a summer farmers' market & many other events, pickleball, tennis, basketball courts, splash park & a winter ice rink. Enjoy easy access to major highways, shopping, dining & the airport!

Built in 2014

### Essential Information

MLS® # E4430448

Price \$399,500



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,231         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5681 Crabapple Way        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1W9                   |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch |
| Parking   | Double Garage Detached             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Wall Mount  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 19th, 2025 at 6:02pm MDT