

# \$300,000 - 95 3305 Orchards Link Link, Edmonton

MLS® #E4430252

**\$300,000**

2 Bedroom, 2.50 Bathroom, 1,106 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this gorgeous townhome in the sought-after community of The Orchards! Enjoy a bright, open-concept main floor with quartz counters, tile backsplash, stainless steel appliances, and updated lighting. A convenient 2-piece bath completes the main level. Upstairs features two large primary bedrooms, each with its own full ensuite—perfect for comfort and privacy. The double attached garage adds extra convenience, while the low-maintenance lifestyle means more time to enjoy the nearby parks, schools, walking trails, and the exclusive Orchards Club House. Stylish, functional, and move-in ready—this home checks all the boxes!

Built in 2016

## Essential Information

MLS® #	E4430252
Price	\$300,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.00
Year Built	2016



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	95 3305 Orchards Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached, Tandem

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 2025
Days on Market	8
Zoning	Zone 53

HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$212

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