

# \$529,000 - 1736 Plum Crescent, Edmonton

MLS® #E4447481

**\$529,000**

3 Bedroom, 2.50 Bathroom, 1,686 sqft  
Single Family on 0.00 Acres

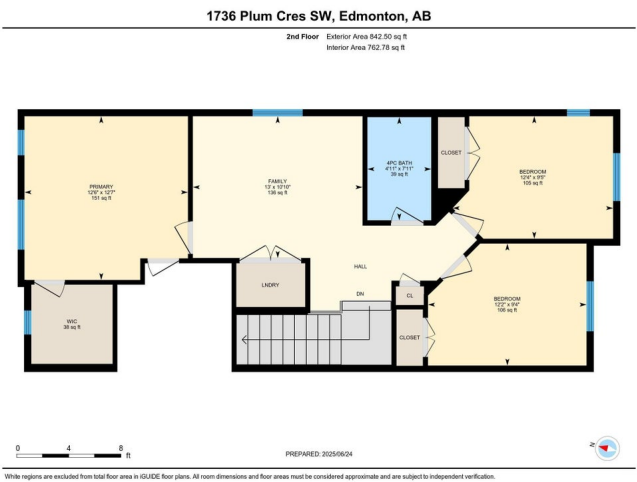
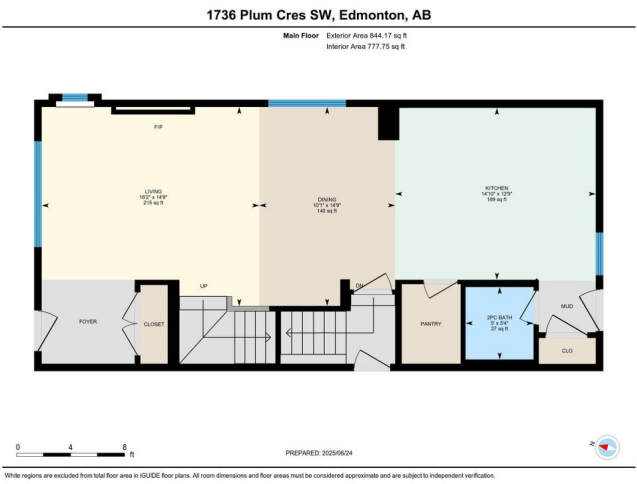
The Orchards At Ellerslie, Edmonton, AB

Situated on a beautifully landscaped corner lot in The Orchards, this 2022 built home has style, comfort, and smart design. Large windows fill the home with natural light, enhancing the open-concept main floor with luxury vinyl plank, motorized blinds, smart switches, and a striking floor-to-ceiling tiled wall with 60” electric fireplace. The chef’s kitchen features quartz counters, two-tone ceiling-height cabinetry, induction cooktop, wall oven, and custom storage solutions. Upstairs offers a spacious primary retreat with a walk-in closet and tiled ensuite, plus a bright bonus room perfect for family living or a home office. The basement includes 9” foundation walls and is ready for future development. Additional perks include A/C, HRV, humidifier, sump pump, upgraded laundry, a fenced yard, front veranda, BBQ gas line, and an extended 20’x24’ concrete parking pad. With side entry and smart upgrades throughout, this home is turnkey and ready to enjoy.

Built in 2022

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447481  |
| Price    | \$529,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,686                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1736 Plum Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Z8                   |

### Amenities

|           |                                                                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Front Porch, No Smoking Home, Parking-Extra, Party Room, Recreation Room/Centre, Tennis Courts, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access                                                                                                                                                  |

### Interior

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

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Vinyl                          |
| Exterior Features | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Vinyl                          |
| Foundation        | Concrete Perimeter                   |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Jan Reimer School    |
| Middle     | Jan Reimer School    |
| High       | J. Percy Page School |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 22              |
| 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 August 3rd, 2025 at 9:31am MDT