

\$799,900 - 238 Orchards Blvd, Edmonton

MLS® #E4459885

\$799,900

7 Bedroom, 5.00 Bathroom, 2,237 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

3 UNITS in 1 Property. Better than new! 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE. This never-lived-in single-family home is a rare opportunity with incredible flexibility and income potential. Featuring brand-new upgraded appliances, the main home offers 4 spacious bedrooms and modern finishes throughout. Downstairs, youâ€™ll find a fully legal 2-bedroom basement suite, plus a separate 1-bedroom garden suiteâ€”perfect for generating strong cash flow or using as a mortgage helper. Live in luxury while offsetting your costs, or rent out all three spaces as a high-performing investment. Ideally located near schools, parks, and everyday amenities, this home is designed for both lifestyle and long-term value. Whether youâ€™re an investor or a buyer looking to live mortgage-free, this property checks every box.

Built in 2024

Essential Information

MLS® #	E4459885
Price	\$799,900
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,237



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	238 Orchards Blvd
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G9

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Low Maintenance Landscape, Park/Reserve, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Slab

Additional Information

Date Listed	September 27th, 2025
-------------	----------------------

Days on Market 36

Zoning Zone 53

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 November 2nd, 2025 at 12:17pm MST