

## \$479,900 - 2415 Chokecherry Link Link, Edmonton

MLS® #E4441739

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,422 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Beautifully designed 3-bed, 2.5-bath home in the sought-after Orchards community offering over 1,420 sq ft of stylish living space. The bright, open-concept main floor features large windows, a modern kitchen with floor-to-ceiling cabinets, granite countertops, tile backsplash, stainless steel appliances, upgraded lighting, and a central island—perfect for entertaining. Upstairs you'll find 3 bedrooms, including a spacious primary with walk-in closet and 4-pc ensuite. Plush carpet throughout the bedrooms and stairs, with laundry conveniently located on the upper level. Enjoy a partially fenced backyard, rear parking pad for 2 vehicles, and ample street parking. The unfinished basement provides excellent potential for future development to suit your lifestyle. Ideally located within walking distance to Jan Reimer K-9 School, Divine Mercy Catholic School, parks, and scenic walking trails. Minutes from Superstore, Walmart, Shoppers, restaurants, and major commuter routes. Well-maintained and move-in ready

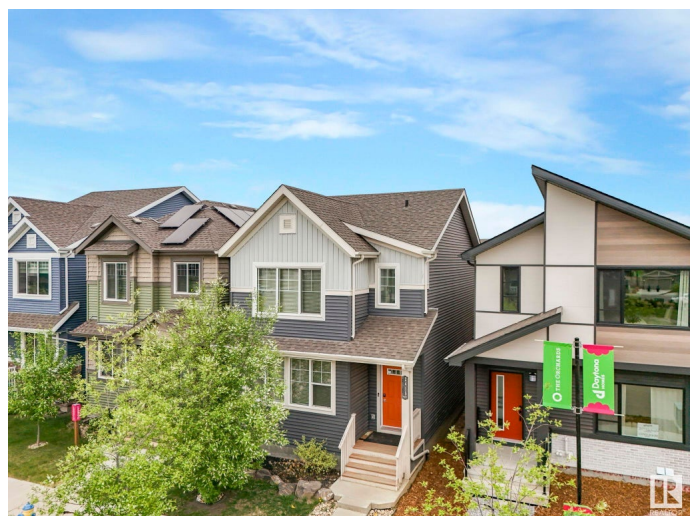
Built in 2019

### Essential Information

MLS® # E4441739

Price \$479,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,422                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2415 Chokecherry Link Link |
| Area        | Edmonton                   |
| Subdivision | The Orchards At Ellerslie  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6X 2M8                    |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Ceiling 9 ft., HRV System |
| Parking   | Parking Pad Cement/Paved  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | None                                                                                                   |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Airport Nearby, Back Lane, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 64              |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 13th, 2025 at 10:02pm MDT