

Courtesy Of Christina A Reid Of Century 21 Leading

## \$206,579 - 37 6905 25 Avenue, Edmonton

MLS® #E4422905

**\$206,579**

1 Bedroom, 1.00 Bathroom, 499 sqft  
Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

We are pleased to introduce The Coltrane – an exceptional new townhome that embodies style, functionality, and modern design. This unit features 500 square feet of meticulously designed living space located in the highly desirable Southeast community of The Orchards. The home showcases designer-selected finishes that seamlessly combine elegance and practicality. Upon entering, you will be greeted by 9-foot ceilings and exquisite luxury vinyl plank flooring that extends throughout the dining, living, and kitchen areas. The kitchen is equipped with full stainless steel appliances, 3CM quartz countertops and is complemented by an abundance of natural light from large triple-pane windows. The convenience of having the primary bedroom, bathroom, and laundry (appliances included) all on one level enhances ease of living, while you can also enjoy your morning beverage on your exterior raised deck. Please note pictures are of neighbouring unit.

Built in 2024

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4422905  |
| Price    | \$206,579 |
| Bedrooms | 1         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 499               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 37 6905 25 Avenue         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3B7                   |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat, HRV System |
| Parking   | Stall   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Slab   |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Divine Mercy K-6 |
| Middle     | JAN REIMER K-9   |
| High       | J. PERCY PAGE    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 54                  |
| Zoning         | Zone 53             |
| HOA Fees       | 450                 |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$107               |

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Listing information last updated on April 20th, 2025 at 5:17am MDT