

Courtesy Of Paul Mehta Of Century 21 Signature Realty

## **\$614,900 - 2320 Muckleplum Way, Edmonton**

MLS® #E4429571

### **\$614,900**

4 Bedroom, 3.00 Bathroom, 1,930 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the popular Lakeview model by 35 year builder Excel Homes in the Orchards. This UPGRADED BRAND NEW property at just under 2000 sf has it all. Upon entering you're greeted with LVP flooring. 9FT ceilings, MAIN FLOOR BEDROOM, MAIN FLOOR FULL BATH w/standup shower, SEPARATE ENTRANCE GREAT FOR POTENTIAL INCOME SUITE. Energy star stainless steel appliances, kitchen/nook beautifully opens to living room. Upstairs carpet. Large bonus room, 3 bedrooms including primary bedroom with 5pc ensuite. Main floor full bath. Quartz countertops throughout. Plenty of windows everywhere. Green Built home with Tankless water system, ECOBEE thermostat, R20 minimum insulation upstairs, R12 in basement, solar panel rough-in, low E windows, and much more! Close to all amenities. Do not delay this one won't last!

Built in 2025

### **Essential Information**

MLS® #	E4429571
Price	\$614,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,930



Acres 0.00  
Year Built 2025  
Type Single Family  
Sub-Type Detached Single Family  
Style 2 Storey  
Status Active

### Community Information

Address 2320 Muckleplum Way  
Area Edmonton  
Subdivision The Orchards At Ellerslie  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6X 3H2

### Amenities

Amenities Ceiling 9 ft., Detectors, Insulation-Upgraded, Smart/Program Thermostat, Green Building, HPV System  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, G, Hood Fan, Refrigerator, Stove  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Flat Site, Partially Landscaped, Transportation, Schools, Shopping  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information



Date Listed	April 7th, 2025
Days on Market	14
Zoning	Zone 53
HOA Fees	400
HOA Fees Freq.	Annually

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