

## **\$479,900 - 4627 Crabapple Run Run, Edmonton**

MLS® #E4430003

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to The Orchards at Ellerslie! This charming Daytona-built 2-storey home offers 1,429 sq ft of well-designed living space in one of South Edmonton's most vibrant communities. Backing onto The Orchards Club House, you'll enjoy access to a splash park, tennis courts, skating rink, toboggan hill, playground, & more—right out your back gate! Step inside the bright living room w/ hrdwd flrs. The adjacent kitchen offers plenty of cupboards & counter space, S/S appliances, & dining nook, perfect for family dinners. Upstairs, you'll find a spacious primary suite w/ 4pc ensuite, plus 2 addl bedrooms & 4pc main bath—perfect for families or guests. The unfinished basement is a blank canvas ready for your personal touch. Step outside to enjoy your fenced yard & detached dbl garage w/ paved lane access for extra convenience. All this, just minutes from great restaurants, shopping, schools, & public transit. A beautiful home in an unbeatable location—come take a look!

Built in 2011

### **Essential Information**

MLS® # E4430003

Price \$479,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4627 Crabapple Run Run
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y9

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	20
Zoning	Zone 53
HOA Fees	428.57
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 April 30th, 2025 at 6:32pm MDT