

## \$449,999 - #2 2710 66 St, Edmonton

MLS® #E4439036

**\$449,999**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

"MOVE-IN-READY"....FIRST TIME HOME BUYERS & INVESTORS ALERT! Walking distance to all amenities. 1576 sq ft 2-storey WEST facing half duplex with attached DOUBLE ATTACHED CAR GARAGE and SEPARATE ENTRANCE TO THE BASEMENT. BLINDS AND ALL APPLIANCES INCLUDED. The wide kitchen with quartz countertops, spacious cabinets, professional quality SS appliances, convenient extra large walk-through pantry, island with double sink and eating bar with stylish flooring throughout. Family sized dinette open to a EAST facing deck, the living room offers huge windows allowing an abundance of natural sunlight & a 2-piece bath complete the main floor. Upper floor offers a massive master bedroom with walk-in closet & 3-piece ensuite with accent fixtures, TWO additional large bedrooms, 3 piece bathroom. Second floor laundry room with sink and cabinet. Unfinished basement with separate entrance adds huge potential for extra living. Banking, pharmacy, gas station, fast food, schools and parks are at the walking distance.

Built in 2025

### Essential Information

MLS® # E4439036

Price \$449,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	#2 2710 66 St
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3H4

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                34  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually  
Condo Fee                        \$152

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Listing information last updated on July 2nd, 2025 at 1:02pm MDT