

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

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 20th, 2025 at 4:17pm MDT