

Courtesy Of Brett Finnie Of Initia Real Estate

# \$329,900 - 132 3305 Orchards Link Link, Edmonton

MLS® #E4462401

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,247 sqft  
Condo / Townhouse on 0.00 Acres

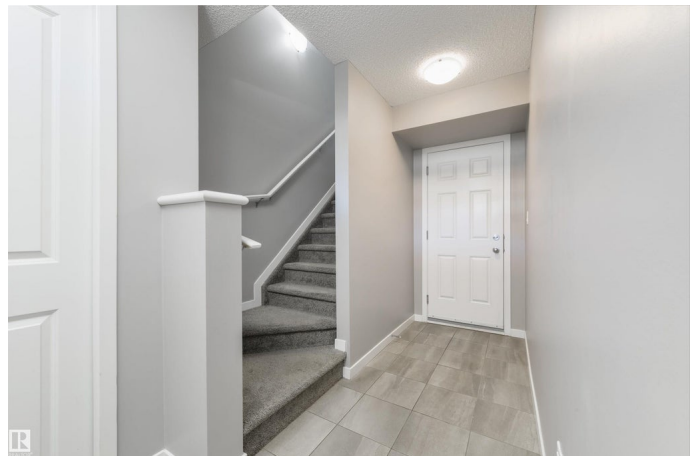
The Orchards At Ellerslie, Edmonton, AB

Welcome to this end-unit townhouse where light, privacy, and everyday ease meet. Thoughtful 3+1 bedroom, 2.5 bath layout with an airy main floor that pairs stone countertops with stainless appliances, and the rare bonus of permitted A/C. Main-floor laundry keeps chores simple; a gas line on the balcony makes weeknight grilling effortless. Upstairs, the serene principal suite features an ensuite and walk-in closet, with additional bedrooms for family, guests, or an office. A roomy double attached garage adds storage and winter comfort. Owners here are part of the Orchards Residents Association with PRIVATE access to a skating rink, splash park, walking paths, clubhouse, playground, basketball and tennis courts, a toboggan hill, fire pits, BBQ/picnic spaces, and community gardens. Seconds to lakes, transit, schools, groceries, and shops, this location seals the deal! Move-in ready, beautifully kept, and perfectly placed for a vibrant, low-maintenance, active life!

Built in 2018

## Essential Information

MLS® #	E4462401
Price	\$329,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	132 3305 Orchards Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Landscaped, Public Transportation, Schools, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

## Additional Information

Date Listed	October 16th, 2025
Days on Market	20
Zoning	Zone 53
HOA Fees	35.71
HOA Fees Freq.	Monthly
Condo Fee	\$263

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Listing information last updated on November 5th, 2025 at 8:17pm MST