

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

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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., Detecto<br>Insulation-Upgraded, Smart/Program Thermostat, Green Building, HPV |
| Parking   | Double Garage Attached   |

**Interior**

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

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Flat Site, Partially Lan<br>Transportation, Schools, Sho |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**



|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 53         |
| HOA Fees       | 400             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 29th, 2025 at 9:32pm MDT