

# \$599,700 - 2119 Muckleplum Crescent, Edmonton

MLS® #E4414869

**\$599,700**

3 Bedroom, 3.00 Bathroom, 2,075 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Discover HOMES BY AVI with this extraordinary 2 story home in the picturesque community of THE ORCHARDS! Love where you live surrounded by green space, ponds & trails as you get involved with Orchards Club House. Home design is OUTSTANDING for today's modern family, boasting 3 spacious bedrooms ALL with WIC's, main level flex room (great work from home space), 3 FULL bathrooms (one on main-level), upper-level family room, pocket office & convenient oversized laundry room. Welcoming foyer transitions to open concept GREAT ROOM that showcases electric fireplace w/mantle, upscale lighting, luxury vinyl plank flooring, iron spindled railing & lots of natural light via oversized windows. Chef's kitchen is complimented by abundance of cabinetry w/quartz countertops, eat-on centre island, dinette area & matte black hardware/faucets. Owners' suite is accented with spa-inspired 4-piece ensuite with glass shower, private stall, dual sinks & large WIC. Full landscaping & appliance allowance. MUST SEE HOME!



Built in 2024

## Essential Information

MLS® #	E4414869
Price	\$599,700

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,075
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2119 Muckleplum Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3H1

### Amenities

Amenities	Ceiling 9 ft., Club House, Detectors Smoke, Hot Water Electric, Lake Privileges, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Level Land, No Back Lane, Not Fenced, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	MENISA SCHOOL K-6
Middle	KISÁŠWÁ, TISIWIN SCHOOL 7-9
High	J. PERCY PAGE SCHOOL 10-12

### **Additional Information**

Date Listed	November 29th, 2024
Days on Market	104
Zoning	Zone 53
HOA Fees	443.1
HOA Fees Freq.	Annually

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