

## \$427,900 - 5217 Crabapple Link, Edmonton

MLS® #E4441884

**\$427,900**

3 Bedroom, 2.50 Bathroom, 1,284 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this spacious 3-bedroom 2.5 bath, 1285 sf half duplex in the heart of family friendly neighbourhood - The Orchards. Main floor Open Concept features Living Rm, Dining Rm, Kitchen & Powder Rm, large windows casting a southern flow of natural light. Kitchen has a large island with upgraded quartz counter tops, upgraded cabinets to ceiling, S/S ceramic top electric stove, B/I dishwasher, refrigerator & microwave hood fan, ceramic tile & laminate flooring, access to attached garage complete the main floor. The wide stairway to the 2nd level features a large primary bedroom with W/I closet, 4 pc ensuite & large windows, 2 generous sized additional bedrooms, 4 pc bath & dedicated laundry room complete the 2nd level. Basement is full but unfinished & offers plenty of space for storage and/or future development. Newer HWT 2023 . Steps away from a walking trail. Minutes away from clubhouse, playground, spray park, skating rink, school, Anthony Henday, Whitemud Drive & all major amenities.

Built in 2016

### Essential Information

MLS® # E4441884

Price \$427,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,284
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5217 Crabapple Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H6

### Amenities

Amenities	Club House, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, 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, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, No Back Lane,

Park/Reserve, Picnic Area, Public Transportation, Recreation Use, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Divine Mercy Catholic Elem
Middle	Jan Reimer PK-8

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on June 16th, 2025 at 6:02am MDT