# **\$639,900 - 2328 Muckleplum Way, Edmonton**

MLS® #E4444580

## \$639,900

4 Bedroom, 3.00 Bathroom, 2,250 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the Kensington by Excel Homes, nestled in the heart of The Orchards community. Thoughtfully designed with families in mind, this Built Green Certified home is 4 bedroom, 3 full bath and over 2200 sq ft. Featuring a main floor bdrm and full bath with accessible walk in shower for quests, a home office, or multi generational living. A side entrance and efficient basement design with 9' ceilings allow for potential future revenue suite development. If you have a growing family the secondary bedroom sizes with walk in closets and convenience of upper floor laundry will be sure to impress. Enjoy the lifestyle The Orchards offers, with two schools within walking distance, splash park, playground, tennis courts, skating areas, community garden, clubhouse, and quick access to shopping, dining, and entertainment at South Edmonton Commonâ€"just 10 minutes away. Whether you're growing your family or looking for more space, this home has it all. Some photos are renderings and are representational.

Built in 2025

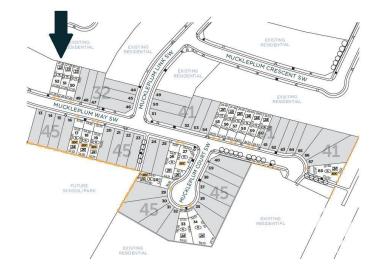
### **Essential Information**

MLS® # E4444580 Price \$639,900









Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,250 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2328 Muckleplum Way

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 3J9

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior

Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, Vinyl

Windows, Green Building, HRV System, 9 ft. Basement Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Dryer, Garage Opener,

Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator-Energy

Star, Stove-Electric, Washer - Energy Star

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 7

Zoning Zone 53

HOA Fees 428.57

HOA Fees Freq. Annually

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 July 3rd, 2025 at 1:32pm MDT