

Courtesy Of Christina A Reid Of Century 21 Leading

## \$218,057 - 25 6905 25 Avenue, Edmonton

MLS® #E4449712

**\$218,057**

1 Bedroom, 1.00 Bathroom, 499 sqft

Condo / Townhouse on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

We are pleased to introduce The Coltrane—an exceptional new townhome that embodies style, functionality, and modern design. This unit features 500 square feet (builder size) of meticulously designed living space located in the highly desirable Southeast community of The Orchards. The home showcases designer-selected finishes that seamlessly combine elegance and practicality. Upon entering, you will be greeted by 9-foot ceilings and exquisite luxury vinyl plank flooring that extends throughout the dining, living, and kitchen areas. The kitchen is equipped with full stainless steel appliances, 3CM quartz countertops and is complemented by an abundance of natural light from large triple-pane windows. The convenience of having the primary bedroom, bathroom, and laundry (appliances included) all on one level enhances ease of living, while you can also enjoy your morning beverage on your exterior patio. The Orchards is a vibrant, family-friendly community in southeast Edmonton. Pictures are from another unit

Built in 2025

### Essential Information

MLS® # E4449712

Price \$218,057



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 499               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 25 6905 25 Avenue         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3B7                   |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, Parking-Visitor, Patio, Smart/Program. Thermostat, HRV System |
| Parking Spaces | 1                                                                                                         |
| Parking        | Stall                                                                                                     |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 2                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | None, No Basement                                                       |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Vinyl                                                                                                 |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Divine Mercy  
Middle                            JAN REIMER K-9  
High                                J. PERCY PAGE

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                30  
Zoning                            Zone 53  
HOA Fees                        450  
HOA Fees Freq.                Annually  
Condo Fee                        \$107

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