

## \$574,900 - 1459 Plum Circle Circle, Edmonton

MLS® #E4422484

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

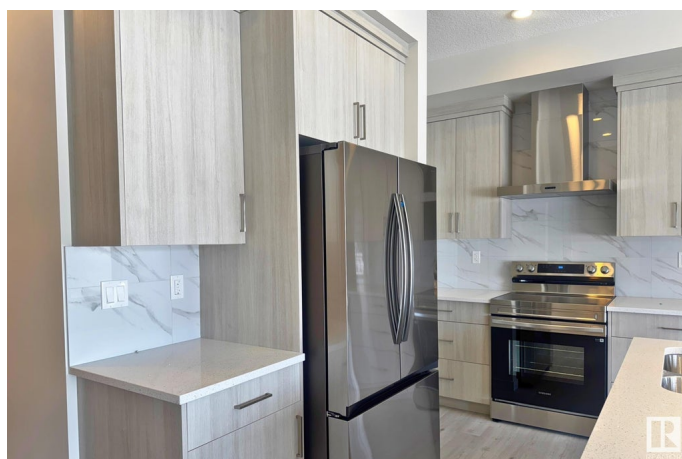
The RIVERVIEW by EXCEL HOMES is back! One of the most sought-after floorplans, this home is designed to impress. Step inside to a gorgeous, open-concept kitchen, upgraded with thick white quartz countertops, a chimney hood fan, and Energy Star appliances—perfect for cooking and entertaining. The walk-through pantry keeps everything organized, while the main-floor bedroom/office and full bathroom with walk-in shower make this home ideal for multigenerational living or a home-based business. Upstairs, the bonus room is ready for family movie nights, and the convenient second-floor laundry comes with a washer & dryer. The kids' rooms? Flooded with natural light from oversized windows. Additional highlights include 9-foot ceilings on the main floor, a separate side entrance to the basement, and a Green Built Canada Certification—ensuring lower utility costs, a healthier living environment, and more sustainable homeownership. Plus, backs onto green space and a walking path!

Built in 2024

### Essential Information

MLS® # E4422484

Price \$574,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,916                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1459 Plum Circle Circle   |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3A7                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Hot Wtr Tank-Energy Star, Insulation-Upgraded, Vinyl Windows, Green Building, Heat Exchanger |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, 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, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, No Back Lane, Partially |

|              |  |
|--------------|--|
|              | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl   |
| Foundation   | Concrete Perimeter   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 69                  |
| Zoning         | Zone 53             |
| HOA Fees       | 450                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on May 1st, 2025 at 6:02pm MDT