

# \$649,900 - 2368 Muckleplum Way, Edmonton

MLS® #E4453136

## \$649,900

4 Bedroom, 3.00 Bathroom, 2,239 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Beautifully designed 2-storey home in the vibrant south Edmonton community of The Orchards. This is a Built Green Certified home with a spacious layout offering 4 bedrooms, 3 full bathrooms, a main floor den, bonus room, and upper-floor laundry—perfect for modern family living. The chef’s kitchen features 1-1/4" quartz countertops throughout and a huge walk-in pantry, ideal for both everyday cooking and entertaining. Enjoy the airy feel of 9' ceilings on the main floor and basement. A separate side entrance provides excellent potential for a future legal basement suite. ITS ALL INCLUDED: Full yard landscaping scheduled for completion next summer, all appliances included, Air Conditioning, Blinds throughout, and Move In Concierge service making moving a breeze! Ideally located within walking distance to playgrounds, and 2 schools. The Orchards Residents Association features a clubhouse with a splash park, skating rink, playground, hall rentals, tennis courts, and more.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453136  |
| Price    | \$649,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,239                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2368 Muckleplum Way       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3K1                   |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                               |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Flat Site, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 53           |
| HOA Fees       | 428.57            |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 5th, 2025 at 12:47pm MDT