

Courtesy Of Christina A Reid Of Century 21 Leading

## \$589,530 - 2222 Muckleplum Crescent, Edmonton

MLS® #E4455144

**\$589,530**

4 Bedroom, 3.50 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

**"\*FULLY FINISHED LEGAL BASEMENT SUITE\*** Welcome to the Bristol, where functionality meets modern living. The open concept main floor seamlessly blends the kitchen, dining area, and living space. The kitchen features ample counter space and top-of-the-line appliances, perfect for cooking and hosting gatherings. Upstairs, you'll find three spacious bedrooms, each offering a private retreat. The bonus room can be a home theatre, playroom, or office. An upstairs laundry adds convenience. The basement has been transformed into a legal suite for extended family, rental income, or extra living space. The Orchards is a vibrant, family-friendly community in southeast Edmonton, this home provides access to an abundance of parks, ponds, and walking trails. Residents also enjoy exclusive access to a private 8-acre clubhouse featuring amenities for all ages, including a spray park, NHL-sized skating rink, playgrounds, tennis and basketball courts, and so much more.

**\*\*\*Please note pictures are not of actual home**

Built in 2025

### Essential Information

MLS® # E4455144

Price \$589,530



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,748                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2222 Muckleplum Crescent  |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3G7                   |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved                                                                                                 |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                    |
| Fireplace         | Yes                                                          |
| Fireplaces        | Insert                                                       |
| Stories           | 3                                                            |
| Has Suite         | Yes                                                          |
| Has Basement      | Yes                                                          |
| Basement          | Full, Finished                                               |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | MENISA          |
| Middle     | KISĀŠWĀ,TISIWIN |
| High       | J. PERCY PAGE   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 53           |
| HOA Fees       | 450               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 4th, 2025 at 9:18pm MDT