

\$399,900 - 70 6905 25 Avenue, Edmonton

MLS® #E4461864

\$399,900

3 Bedroom, 2.50 Bathroom, 1,435 sqft

Condo / Townhouse on 0.00 Acres

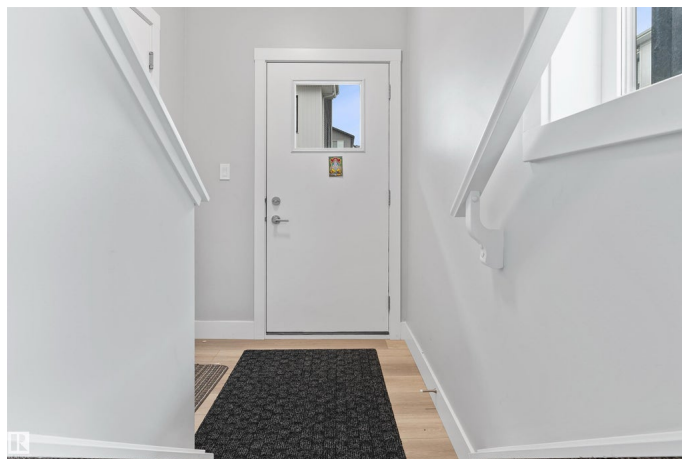
The Orchards At Ellerslie, Edmonton, AB

A stylish and functional townhome in the vibrant SE community of The Orchards, offering thoughtfully designed living space facing a beautifully landscaped green space. This modern home welcomes you with a spacious entry and a bright flex room on the lower level, ideal for a home office or gym, while oversized triple-pane windows fill the space with natural light. The main floor boasts a spacious open-concept layout featuring a well-appointed kitchen, a convenient laundry room, and access to a private balcony—perfect for relaxing or entertaining. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms, including a large primary suite complete with a walk-in closet and a beautifully finished ensuite. With designer finishes throughout and a location in one of Edmonton’s most sought-after communities, this is the perfect blend of comfort, style, and everyday convenience.

Built in 2023

Essential Information

MLS® #	E4461864
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,435
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	70 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, Smart/Program. Thermostat
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 10th, 2025
Days on Market	8
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually
Condo Fee	\$295

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 October 18th, 2025 at 6:17am MDT