

Courtesy Of Christina A Reid Of Century 21 Leading

## \$650,686 - 2319 Muckleplum Way, Edmonton

MLS® #E4459140

**\$650,686**

5 Bedroom, 3.50 Bathroom, 1,854 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

\*TWO BEDROOM LEGAL SUITE, BACKING ONTO A SCHOOL PARK, EXTERIOR DECK INCLUDED\* Looking for a DOUBLE FRONT ATTACHED GARAGE SINGLE FAMILY HOME with a SOUTH WEST facing yard? The Cascade is our 1854 sq.ft. (491 sq ft in the suite) 5 bedroom home located in Edmonton's award winning community of the Orchards. This spacious plan includes a MAIN FLOOR BEDROOM AND FULL BATHROOM. A beautifully upgraded kitchen, equipped with 3CM quartz, a chimney hoodfan, GAS range, built in microwave, french door fridge with EXTERNAL ice/water dispenser and dishwasher. The legal suite includes 9 ft foundation walls, two bedrooms, stainless steel kitchen appliances and a washer/dryer pair. Upstairs, the primary ensuite offers dual vanities, and we've equipped the laundry room with a washer/dryer. The lot is a CONVENTIONAL lot (not a zero lot line) and backs onto a FUTURE SCHOOL PARK. We've already included a 10x10 PTW deck with aluminum railing. Please note: Photographs are of show home

Built in 2025

### Essential Information

MLS® # E4459140

Price \$650,686



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,854                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2319 Muckleplum Way       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3H2                   |

### Amenities

|           |                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                         |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Garage Control, Garage Opener, Oven-Microwave, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, 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, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                    |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Divine Mercy    |
| Middle     | KISĂŠWĂ,TISIWIN |
| High       | J. PERCY PAGE   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 53              |
| HOA Fees       | 450                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 29th, 2025 at 10:17am MDT