

# \$649,900 - 2364 Muckleplum Way, Edmonton

MLS® #E4453138

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,238 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the Rosewood by Excel Homes, nestled in the heart of The Orchards community. Thoughtfully designed with families in mind, this Built Green Certified home is 4 bedroom, 3 full bath and over 2200 sq ft. Featuring a Den with full bath on the main floor. A side entrance and efficient basement design with 9’™ ceilings allow for potential future revenue suite development. Enjoy the lifestyle The Orchards offers, with two schools within walking distance, splash park, playground, tennis courts, skating areas, community garden, clubhouse, and quick access to shopping, dining, and entertainment at South Edmonton Common—just 10 minutes away. Whether you’re growing your family or looking for more space, this home has it all.

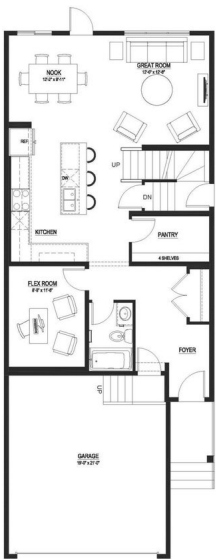
Built in 2025

## Essential Information

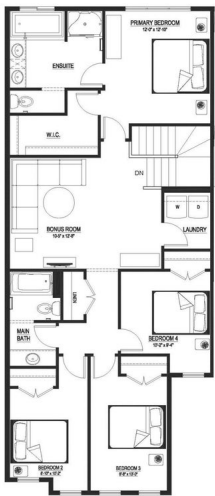
|                |           |
|----------------|-----------|
| MLS® #         | E4453138  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,238     |
| Acres          | 0.00      |
| Year Built     | 2025      |



MAIN FLOOR  
965 SQ.FT.



SECOND FLOOR  
1269 SQ.FT.



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2364 Muckleplum Way       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 3K1                   |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Tennis Courts, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                            |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, 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, Vinyl                                              |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 53           |
| HOA Fees       | 428.57            |

HOA Fees Freq.     Annually

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Listing information last updated on August 18th, 2025 at 3:32pm MDT