

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

MLS® #E4453138

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,271 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 2270 sq ft. Featuring a Den with full bath on the main floor. A side entrance and efficient basement design with 9â€™™ ceilings allow for potential future revenue suite development. 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! 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 Commonâ€™just 10 minutes away. Whether youâ€™re growing your family or looking for more space, this home has it all.

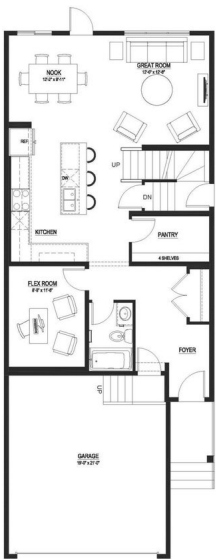
Built in 2025

## Essential Information

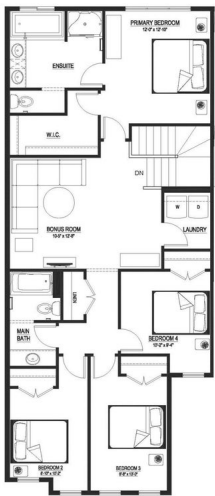
|           |           |
|-----------|-----------|
| MLS® #    | E4453138  |
| Price     | \$649,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



MAIN FLOOR  
965 SQ.FT.



SECOND FLOOR  
1269 SQ.FT.



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,271                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| 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 | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, Tennis Courts, See Remarks, 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 |
| 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                18  
Zoning                              Zone 53  
HOA Fees                         428.57  
HOA Fees Freq.                Annually

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Listing information last updated on September 2nd, 2025 at 1:17am MDT