

## \$549,000 - N/A, Edmonton

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MLS® #E4431236

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,925 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Start creating lifelong memories in this charming home, perfectly located in the family-friendly neighbourhood of Desrochers! This well-maintained property offers an open-concept main floor with large windows that fill the space with natural light. The modern kitchen is a standout, complete with stainless steel appliances, granite countertops, an island, and plenty of cabinetry for all your storage needs. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a full ensuite bath, plus a spacious bonus room, perfect for a play area, home office, or cozy movie nights. The unfinished basement provides endless possibilities for customization to suit your lifestyle. Ideally located just minutes from South Edmonton Common, and the Edmonton International Airport. Surrounded by parks, scenic pathways, and natural green spaces—this home offers the perfect blend of urban access and outdoor living.



Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431236  |
| Price     | \$549,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,925                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | N/A             |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3V8         |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 55          |

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Listing information last updated on April 22nd, 2025 at 6:47am MDT