

## \$417,500 - 15 8 Dechene Road, Edmonton

MLS® #E4436849

**\$417,500**

2 Bedroom, 2.00 Bathroom, 1,075 sqft

Condo / Townhouse on 0.00 Acres

Dechene, Edmonton, AB

Amazing property! In the sought after 55+ community in Dechene. This half duplex has so much to offer. Walk into the large foyer to beautiful laminate flooring throughout the main floor. Renovated eat in kitchen with lots of cabinetry and beautiful countertops, upgraded appliances with a gas stove. Large primary ensuite with double closets and upgraded 3 piece bathroom with walk in glass shower and heated floors. Cozy and quiet living room off the back with gas fireplace and views of the green space and city skyline in the distance on a sunny day. Main floor also offers a bright open den, another recently renovated 3 piece bathroom and a laundry room. The basement is partially developed with family room, second room and great storage. Upgrades also include newer furnace, hot water tank, Central A/C And windows. Close to shopping and public transportation.

Built in 2001

### Essential Information

MLS® #	E4436849
Price	\$417,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,075



Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	15 8 Dechene Road
Area	Edmonton
Subdivision	Dechene
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2S5

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	7
Zoning	Zone 20
Condo Fee	\$494

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