

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

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	4
Zoning	Zone 55

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