

\$510,000 - 2017 Desrochers Drive, Edmonton

MLS® #E4433804

\$510,000

3 Bedroom, 2.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Open the door to luxury. From the impressive concrete multi-level entrance steps to the distinctive open-to-below feature (overlooking the lower-level family room) this 3-bedroom home is spectacular. Open concept. Large Living room. Kitchen: white cabinets, quartz, 8'™ island, pantry & gas stove. Dining room: 11' ceiling & 9 pane window (backyard view). Second floor: luxurious Primary suite (walk-in closet) & 4-piece Ensuite, two additional Bedrooms, a full Bath, Linen & future Laundry room (currently owner's choice, laundry is in basement). The basement has a fabulous Family room (partially open to above) with natural light via the floor-to-ceiling window on the main floor. Oversized double garage (10'™ walls), large deck & charming playhouse/shed. The backyard is a work in progress (perennials/trees). Triple pane windows, tankless hot water system, HE furnace, HRV. Smart tech home with solar panels. Close to schools, shopping, major roads. Comfort, convenience, warm & inviting: Make it Home.

Built in 2022

Essential Information

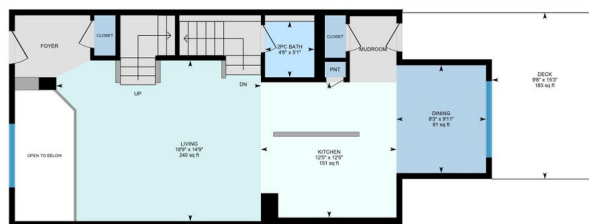
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Price \$510,000



2017 Desrochers Dr SW, Edmonton, AB

Main Floor Exterior Area 742.44 sq ft
Interior Area 616.08 sq ft
Excluded Area 63.87 sq ft



0 4 8 ft

PREPARED: 2024/05/14

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2017 Desrochers Drive
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Y7

Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	3
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Duggan 8.4KM
Middle	D.S. MacKenzie 8.9KM
High	Dr.Anne Anderson .3KM

Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on May 2nd, 2025 at 7:47pm MDT