\$449,000 - 287 Desrochers Boulevard, Edmonton

MLS® #E4460575

\$449.000

4 Bedroom, 3.50 Bathroom, 1,408 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Tasteful. Modern. Bright. Step into this beautifully updated, spacious, 1400+ sq ft home in one of the city's most family-friendly neighborhoods. Surrounded by abundant green space & walking trails, this home blends comfort, class, and convenience. Enjoy an illuminated main floor with an open concept living area, kitchen with island, water filtration, stainless steel appliances, laundry, half-bath and brand new luxury vinyl plank, baseboards and paint which flows into the newly finished basement. The 2nd floor boasts 3 beds & 2 baths, including a generous primary with an ensuite and walk-in closet. Enter the fully finished basement to find another living area, bedroom and ensuite with a tiled walk-in shower. A double garage, with an extra stall, new landscaping, fenced yard, A/C, and security system complete the package. Don't miss out â€" start enjoying the lifestyle you've been waiting for.

Built in 2017

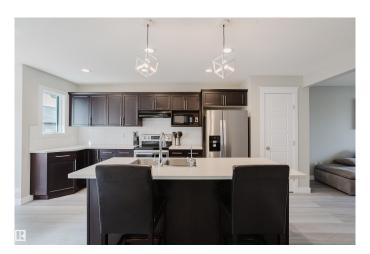
Essential Information

MLS® # E4460575 Price \$449,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3







Half Baths 1

Square Footage 1,408 Acres 0.00

Year Built 2017

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

Community Information

Address 287 Desrochers Boulevard

Area Edmonton

Subdivision Desrochers Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3H9

Amenities

Amenities On Street Parking, Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas,

No Smoking Home, Parking-Extra, Vinyl Windows, HRV System

Parking Spaces 3

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Public Transportation, Schools, Shopping

Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary St. Thomas Aquinas
Middle St. Thomas Aquinas
High Dr. Anne Anderson

Additional Information

Date Listed October 2nd, 2025

Days on Market 34

Zoning Zone 55

HOA Fees 100

HOA Fees Freq. Monthly

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Listing information last updated on November 4th, 2025 at 9:32pm MST