

## \$455,000 - 283 Desrochers Boulevard, Edmonton

MLS® #E4427785

### \$455,000

3 Bedroom, 2.50 Bathroom, 1,375 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Step into style and comfort with this beautifully upgraded 3-bed, 3-bath gem—perfectly positioned across from a tranquil pond and just steps to scenic trails and a peaceful park.

Inside, you’ll fall in love with the bright, open layout and designer touches throughout, from sleek flooring and modern lighting to quartz countertops, upgraded appliances, and custom window coverings. Pride of ownership shines in every room! Need a little extra support with stairs? The chair lift can stay. The private backyard is full of potential, and the oversized double garage adds space and convenience. With quick access to the airport and major highways, this home truly has it all!\*\*\*NO CONDO FEES\*\*\*

Built in 2017

### Essential Information

MLS® #	E4427785
Price	\$455,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2017



Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	283 Desrochers Boulevard
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3H9

### **Amenities**

Amenities	Deck, Detectors Smoke, Gazebo, No Animal Home
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, 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	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan School
Middle	D.S Mackenzie School

High

Dr. Anne Anderson School

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 6

Zoning Zone 55

HOA Fees Freq. Other

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