

## \$449,000 - 287 Desrochers Boulevard, Edmonton

MLS® #E4465481

**\$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, start enjoying the lifestyle you've been waiting for.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465481  |
| 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                      November 12th, 2025  
Days on Market                1  
Zoning                              Zone 55  
HOA Fees                         100  
HOA Fees Freq.                Monthly

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