

**\$510,000**

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

MLS® #	E4433804
Price	\$510,000



2017 Desrochers Dr SW, Edmonton, AB

<b>Main Floor</b>	Exterior Area 742.44 sq ft Interior Area 674.08 sq ft Excluded Area 63.67 sq ft
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PREPARED: 20240514

While regions are excluded from total floor area in iGUIDE 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 9:02pm MDT