

## \$519,900 - 1761 Dumont Crescent, Edmonton

MLS® #E4452673

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the sought after neighborhood of Desrochers in South West Edmonton! This wonderful 1650 sq/ft 4 bathroom 4 bedroom is ready to just move in! The main floor open concept living space consists of large windows (with custom blinds) a spacious kitchen with stainless steel appliances, granite counter tops, tile backsplash, ample cabinetry, a walk-in pantry, and an island. The adjoining dining room offers access to large deck and a living room featuring a cozy fire place. 2 pcs bathroom. Upstairs, you'll find three spacious bedrooms, huge master suite, with 4 pcs ensuite and walk in closets. The fully finished basement features large family room, bedroom & a 4 pce bathroom & lots of storage. Double attached garage. Huge fully fenced fully landscaped back yard. All located close access to freeways, Walking distance to Dr. Lila Fahlman School. Parks, and all amenities, Amazing home! BRING ALL OFFERS!!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452673  |
| Price      | \$519,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1761 Dumont Crescent |
| Area        | Edmonton             |
| Subdivision | Desrochers Area      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3V8              |

### **Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                            |
| Parking        | Double Garage Attached                                       |

### **Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Wall Mount                                                                                                   |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### **Exterior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Duggan School            |
| Middle     | J H Picard School        |
| High       | Louis St. Laurent School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 55           |
| HOA Fees       | 175               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 18th, 2025 at 5:47am MDT