

# \$449,000 - 213 Desrochers Boulevard, Edmonton

MLS® #E4429671

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,392 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the charming neighbourhood of Desrochers, conveniently located within walking distance to shopping and schools, including high school, junior high and elementary levels. This corner unit boasts nearly 1,400 sq ft of living space, featuring 3 bedrooms and 2.5 bathrooms. The spacious main floor showcases an open concept layout, perfect for modern living. This unit is nearly new, complete with double garage and an unfinished basement that's ready for your personal touch.

Built in 2023

## Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4429671             |
| Price          | \$449,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,392                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 213 Desrochers Boulevard |
| Area        | Edmonton                 |
| Subdivision | Desrochers Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 4N2                  |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

## Interior

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

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 47              |
| Zoning         | Zone 55         |

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Listing information last updated on May 25th, 2025 at 7:32pm MDT