

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$279,998 - 58 3705 141 Street, Edmonton

MLS® #E4432227

**\$279,998**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome home to this brand new row house unit the "Rowan" Built by StreetSide Developments and is located in one of South West Edmonton's newest premier communities of Desrochers. With almost 900 square Feet, it comes with front yard landscaping and a single rear detached parking pad this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. room. Highlighted in your new kitchen are upgraded cabinet and a tile back splash. The upper level has 2 bedrooms and 1 full bathrooms. This home also comes with a unfinished basement perfect for a future development. \*\*\*Home is under construction and the photos are of the show home colors and finishing's may vary, will be complete in the winter of 2025 \*\*\*



Built in 2025

### Essential Information

MLS® #	E4432227
Price	\$279,998
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	872

Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	58 3705 141 Street
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J2

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	9

Zoning	Zone 55
Condo Fee	\$69

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Listing information last updated on May 1st, 2025 at 12:47pm MDT