

## \$469,000 - 287 Desrochers Boulevard, Edmonton

MLS® #E4460575

**\$469,000**

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 â€” start enjoying the lifestyle youâ€™ve been waiting for.

Built in 2017

### Essential Information

MLS® #	E4460575
Price	\$469,000
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                      October 2nd, 2025  
Days on Market                1  
Zoning                              Zone 55  
HOA Fees                         100  
HOA Fees Freq.                Monthly

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