

## \$510,000 - 2017 Desrochers Drive, Edmonton

MLS® #E4433804

**\$510,000**

3 Bedroom, 2.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

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, 8â€™™ 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 ownerâ€™™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 (10â€™™ 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

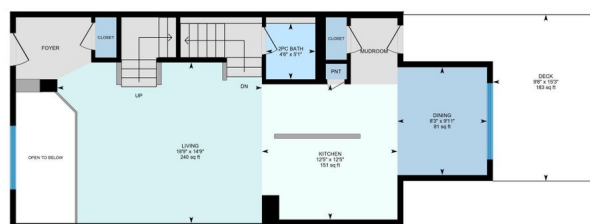
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Price \$510,000



2017 Desrochers Dr SW, Edmonton, AB

Main Floor Exterior Area 742.44 sq ft  
Interior Area 616.08 sq ft  
Excluded Area 63.87 sq ft



0 4 8 ft

PREPARED: 2024/05/14

While regions are excluded from total floor area in GUIDE 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	12
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on May 13th, 2025 at 7:02pm MDT