

# \$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	61
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 9:17am MDT