

## \$464,000 - 2885 Duke Crescent, Edmonton

MLS® #E4434274

**\$464,000**

3 Bedroom, 2.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Beautifully maintained home designed with growing families in mind. Ideally located on a large PIE LOT, walking distance to the local school. Thoughtfully upgraded and move-in ready, this home offers all the benefits of new construction—without the wait or the added expense of landscaping and fencing. Inside, the heart of the home is the stunning kitchen, featuring stainless steel appliances and a large island—perfect for family dinners and entertaining. Large windows fill the space with natural light and create an open, airy feel. Upstairs, a cozy bonus room provides the perfect spot for movie nights or quiet reading. The spacious primary suite includes a walk-in closet and a beautifully appointed ensuite. Two additional bedrooms, a 4pc bathroom and laundry room complete this floor. With a double attached garage and an undeveloped basement offering endless potential, this home is ready to grow with you for years to come.

Built in 2018

### Essential Information

MLS® #	E4434274
Price	\$464,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2885 Duke Crescent
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3Y4

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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