\$415,000 - 327 Desrochers Boulevard, Edmonton

MLS® #E4457707

\$415,000

3 Bedroom, 2.50 Bathroom, 1,350 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

NO CONDO FEES! This beautifully maintained 2-story home offering over 1,300 sq ft, 3 bedrooms, 2.5 baths, this home is move-in ready with thoughtful upgrades. The bright main floor features an open-concept layout, including a spacious living room, a modern kitchen with ample cabinets, and a main floor laundry area. Upstairs, the large primary suite boasts a walk-in closet and en-suite bathroom. with 2 more bedrooms and a full bath completing the level. Updates include a high-tech washer/dryer, a new HWT, a new fridge, refreshed living room flooring, and a custom walk-in closet. Outside, you'II enjoy a fully fenced yard with a deck plus a double garage. Located steps to Desrochers K-9, Dr. Anne Anderson High School and Father Michael McCaffery Catholic High, with easy access to Anthony Henday & Hwy 2. Close to parks, transit, shopping, and a new Walmart Supercentre coming soon to Heritage Valley. Quick possession available, ideal for families seeking comfort and convenience!

Built in 2015

Essential Information

MLS® # E4457707 Price \$415,000

Bedrooms 3













Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,350 Acres 0.00 Year Built 2015

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

Community Information

Address 327 Desrochers Boulevard

Area Edmonton

Subdivision Desrochers Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3J1

Amenities

Amenities Air Conditioner, Carbon Monoxide Detectors, Natural Gas BBQ Hookup

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 13th, 2025

Days on Market 49

Zoning Zone 55

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