

## **\$549,900 - 2011 Desrochers Drive, Edmonton**

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MLS® #E4434075

**\$549,900**

3 Bedroom, 3.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to this beautiful highly-upgraded, showhome condition, centrally air-conditioned 3 bed, 3.5 bath home equipped with solar panels, in the sought after southwest community of Desrochers. Main floor features bright & open concept living area, dining space, and a modern kitchen with an island seating & built-in appliances. Upstairs, the primary suite offers a 4 pc ensuite & walk-in closet, while the second bedroom also includes a 3 pc ensuite & walk-in closet. Fully finished basement adds a versatile family space, a third bedroom, 4 pc bath & laundry room. Backyard with stamped concrete patio is perfect for summer BBQ, fully fenced, access to double detached garage, with back lane & no backing neighbours. Ideally located near parks, ponds, grocery stores, public transit & everyday amenities. Close to Heritage Valley Town Centre, St. Thomas Aquinas School & Dr. Anne Anderson High School & a quick 20 mins drive to EIA. Own this move-in ready gem in a growing southwest Edmonton neighbourhood!



Built in 2021

### **Essential Information**

MLS® #                      E4434075

Price                         \$549,900

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2011 Desrochers Drive
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Y7

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Solar Equipment
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Low

Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	St. Thomas Aquinas
Middle	St. Thomas Aquinas
High	Dr. Anne Anderson

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on May 9th, 2025 at 8:17pm MDT