

## \$519,900 - 1761 Dumont Crescent, Edmonton

MLS® #E4452673

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,636 sqft  
Single Family on 0.00 Acres

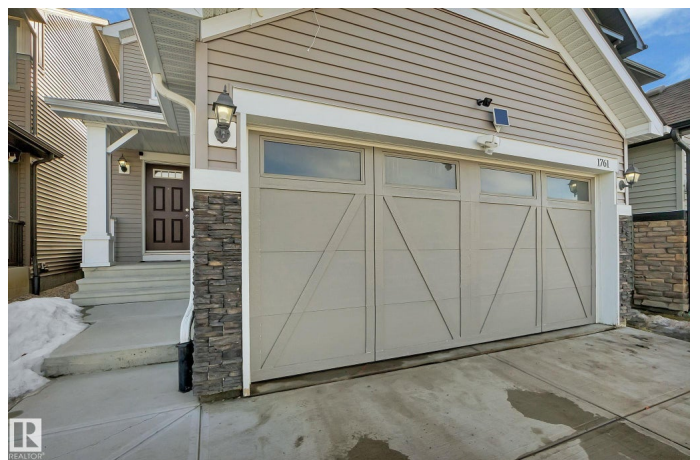
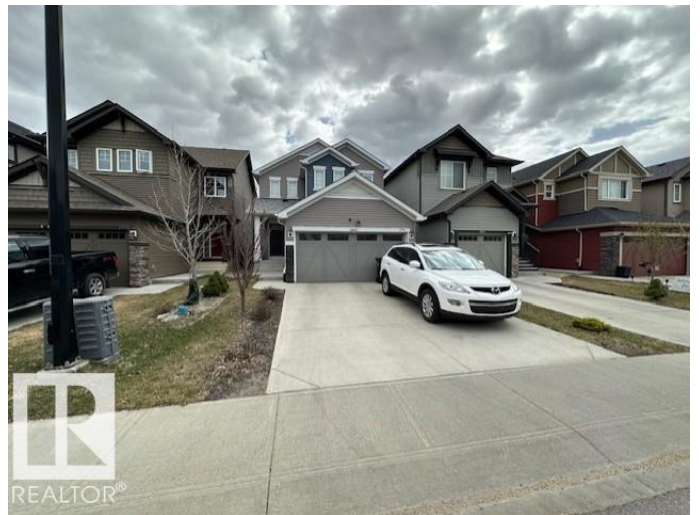
Desrochers Area, Edmonton, AB

Welcome to the sought after neighborhood of Desrochers in South West Edmonton! This wonderful 1650 sq/ft 4 bathroom 4 bedroom is ready to just move in! The main floor open concept living space consists of large windows (with custom blinds) a spacious kitchen with stainless steel appliances, granite counter tops, tile backsplash, ample cabinetry, a walk-in pantry, and an island. The adjoining dining room offers access to large deck and a living room featuring a cozy fire place. 2 pcs bathroom. Upstairs, you'll find three spacious bedrooms, huge master suite, with 4 pcs ensuite and walk in closets. The fully finished basement features large family room, bedroom & a 4 pce bathroom & lots of storage. Double attached garage. Huge fully fenced fully landscaped back yard. All located close access to freeways, Walking distance to Dr. Lila Fahlman School. Parks, and all amenities, Amazing home! BRING ALL OFFERS!!

Built in 2017

### Essential Information

MLS® #	E4452673
Price	\$519,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,636
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1761 Dumont Crescent
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V8

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan School
Middle	J H Picard School
High	Louis St. Laurent School

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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 August 18th, 2025 at 3:02pm MDT