

## \$544,700 - 336 Desrochers Boulevard, Edmonton

MLS® #E4454295

**\$544,700**

4 Bedroom, 3.00 Bathroom, 1,792 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Wake up with coffee on your private balcony, cook in a sun-filled kitchen and unwind in a home designed for connection. This 4-bedroom 3-bath 2-storey in Desrochers blends modern finishes with family-friendly function. The open main floor features 9' ceilings, bright living and dining spaces alongside a chef's kitchen with quartz counters, stainless steel appliances and a central island. A main floor bedroom with full bath adds flexibility for guests or a home office. Upstairs the primary suite includes a walk-in closet, sleek ensuite and private balcony. Two more bedrooms, a full bath, laundry and a bonus family room complete the level. The unfinished basement offers room to grow with potential for a rec room, gym or future development. Outside enjoy a fenced yard with patio and garden beds plus a new double garage with 9' door (2024) and 2 extra parking stalls. With A/C, quartz upgrades and quick access to schools, parks, Highway 2 and the Henday this home is move-in ready and investment smart.

Built in 2018

### Essential Information

MLS® # E4454295

Price \$544,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,792                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 336 Desrochers Boulevard |
| Area        | Edmonton                 |
| Subdivision | Desrochers Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 3J1                  |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                                                                                   |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved                                                                                    |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, 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, Brick, Vinyl, Hardie Board Siding |
|----------|-----------------------------------------|

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Brick, Vinyl, Hardie Board Siding                                       |
| Foundation        | Concrete Perimeter                                                            |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Duggan School            |
| Middle     | D.S. MacKenzie School    |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 69                |
| 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 October 30th, 2025 at 1:02pm MDT