

\$449,000 - 287 Desrochers Boulevard, Edmonton

MLS® #E4460575

\$449,000

4 Bedroom, 3.50 Bathroom, 1,408 sqft
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Tasteful. Modern. Bright. Step into this beautifully updated, spacious, 1400+ sq ft home in one of the city's most family-friendly neighborhoods. Surrounded by abundant green space & walking trails, this home blends comfort, class, and convenience. Enjoy an illuminated main floor with an open concept living area, kitchen with island, water filtration, stainless steel appliances, laundry, half-bath and brand new luxury vinyl plank, baseboards and paint which flows into the newly finished basement. The 2nd floor boasts 3 beds & 2 baths, including a generous primary with an ensuite and walk-in closet. Enter the fully finished basement to find another living area, bedroom and ensuite with a tiled walk-in shower. A double garage, with an extra stall, new landscaping, fenced yard, A/C, and security system complete the package. Don't miss out â€” start enjoying the lifestyle youâ€™ve been waiting for.

Built in 2017

Essential Information

MLS® #	E4460575
Price	\$449,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,408
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	287 Desrochers Boulevard
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3H9

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows, HRV System
Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

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

Additional Information

Date Listed October 2nd, 2025
Days on Market 23
Zoning Zone 55
HOA Fees 100
HOA Fees Freq. Monthly

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Listing information last updated on October 25th, 2025 at 6:02pm MDT