

\$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
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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	73
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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