

## \$535,000 - 1761 Dumont Crescent, Edmonton

MLS® #E4433755

**\$535,000**

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® #	E4433755
Price	\$535,000
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	May 1st, 2025
Days on Market	94
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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