

## \$549,900 - 2011 Desrochers Drive, Edmonton

MLS® #E4434075

**\$549,900**

3 Bedroom, 3.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to this beautiful highly-upgraded, showhome condition, centrally air-conditioned 3 bed, 3.5 bath home equipped with solar panels, in the sought after southwest community of Desrochers. Main floor features bright & open concept living area, dining space, and a modern kitchen with an island seating & built-in appliances. Upstairs, the primary suite offers a 4 pc ensuite & walk-in closet, while the second bedroom also includes a 3 pc ensuite & walk-in closet. Fully finished basement adds a versatile family space, a third bedroom, 4 pc bath & laundry room. Backyard with stamped concrete patio is perfect for summer BBQ, fully fenced, access to double detached garage, with back lane & no backing neighbours. Ideally located near parks, ponds, grocery stores, public transit & everyday amenities. Close to Heritage Valley Town Centre, St. Thomas Aquinas School & Dr. Anne Anderson High School & a quick 20 mins drive to EIA. Own this move-in ready gem in a growing southwest Edmonton neighbourhood!

Built in 2021

### Essential Information

MLS® # E4434075

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,432                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2011 Desrochers Drive |
| Area        | Edmonton              |
| Subdivision | Desrochers Area       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4Y7               |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Solar Equipment |
| Parking Spaces | 2                                                                                                       |
| Parking        | Double Garage Detached                                                                                  |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 3                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl, Hardie Board Siding                     |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Low |

Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                                           |
|--------------|-------------------------------------------|
| Roof         | Asphalt Shingles                          |
| Construction | Wood, Asphalt, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter                        |

### School Information

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 55       |
| HOA Fees       | 175           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 4th, 2025 at 3:02am MDT