

## \$415,000 - 327 Desrochers Boulevard, Edmonton

MLS® #E4457707

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

NO CONDO FEES! This beautifully maintained 2-story home offering over 1,300 sq ft, 3 bedrooms, 2.5 baths, this home is move-in ready with thoughtful upgrades. The bright main floor features an open-concept layout, including a spacious living room, a modern kitchen with ample cabinets, and a main floor laundry area. Upstairs, the large primary suite boasts a walk-in closet and en-suite bathroom, with 2 more bedrooms and a full bath completing the level. Updates include a high-tech washer/dryer, a new HWT, a new fridge, refreshed living room flooring, and a custom walk-in closet. Outside, you'll enjoy a fully fenced yard with a deck plus a double garage. Located steps to Desrochers K-9, Dr. Anne Anderson High School and Father Michael McCaffery Catholic High, with easy access to Anthony Henday & Hwy 2. Close to parks, transit, shopping, and a new Walmart Supercentre coming soon to Heritage Valley. Quick possession available, ideal for families seeking comfort and convenience!

Built in 2015

### Essential Information

MLS® # E4457707

Price \$415,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,350                |
| Acres          | 0.00                 |
| Year Built     | 2015                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 327 Desrochers Boulevard |
| Area        | Edmonton                 |
| Subdivision | Desrochers Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 3J1                  |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                             |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Vinyl                      |
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 13th, 2025  
Days on Market                65  
Zoning                              Zone 55

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