

## \$464,900 - 2885 Duke Crescent, Edmonton

MLS® #E4432763

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

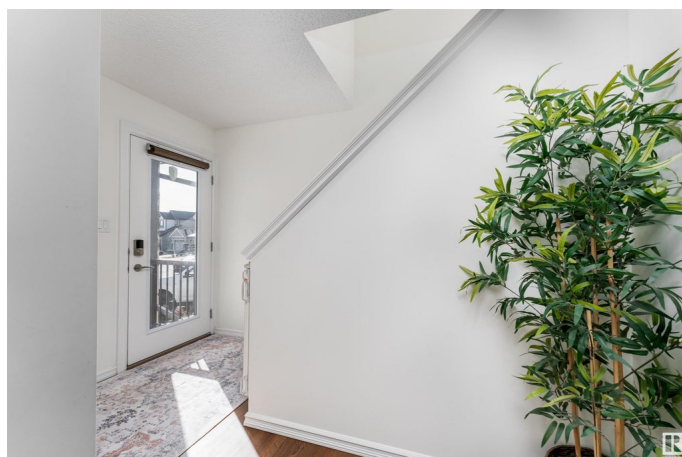
Desrochers Area, Edmonton, AB

Beautifully maintained home designed with growing families in mind. Ideally located on a large PIE LOT, walking distance to the local school. Thoughtfully upgraded and move-in ready, this home offers all the benefits of new construction—without the wait or the added expense of landscaping and fencing. Inside, the heart of the home is the stunning kitchen, featuring stainless steel appliances and a large island—perfect for family dinners and entertaining. Large windows fill the space with natural light and create an open, airy feel. Upstairs, a cozy bonus room provides the perfect spot for movie nights or quiet reading. The spacious primary suite includes a walk-in closet and a beautifully appointed ensuite. Two additional bedrooms, a 4pc bathroom and laundry room complete this floor. With a double attached garage and an undeveloped basement offering endless potential, this home is ready to grow with you for years to come.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432763  |
| Price      | \$464,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,574         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2885 Duke Crescent |
| Area        | Edmonton           |
| Subdivision | Desrochers Area    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3Y4            |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 55          |
| HOA Fees       | 175              |
| HOA Fees Freq. | Annually         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 11:47am MDT