

## \$475,000 - 1721 Dumont Crescent, Edmonton

MLS® #E4458095

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

BEAUTIFUL, BRIGHT & AIRY 1,474 sqft half-duplex nestled on a quiet street in FAMILY FRIENDLY Desrochers. On the main floor, the open concept kitchen/great/dining rooms are the perfect space for entertaining. The bright kitchen has plenty of space for cooking & storage. A spacious living room, dining room & half bath complete the main floor. Upstairs, the generous master bedroom is the perfect oasis after a busy day & features double walk-in closets & 5pc ensuite w/double sinks! An additional 2 bedrooms, full bath & laundry complete the upper floor. The basement is awaiting your finishing touches! Outside, enjoy a nice sized backyard with plenty of space for the kids to play! Double attached garage! WALKING DISTANCE to the lake with trails & a pop-up espresso stand to enjoy your favourite drinks & Dr. Anne Anderson School! Excellent access to restaurants, pizza, grocery stores & SO MUCH MORE! Don't miss out on this prime opportunity!

Built in 2018

### Essential Information

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Price \$475,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,475         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1721 Dumont Crescent |
| Area        | Edmonton             |
| Subdivision | Desrochers Area      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3J2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |

Foundation                Concrete Perimeter

**School Information**

Elementary                Duggan School  
Middle                     D S Mackenzie School  
High                        Harry Ainlay

**Additional Information**

Date Listed                September 17th, 2025  
Days on Market        29  
Zoning                     Zone 55  
HOA Fees                 175  
HOA Fees Freq.        Annually

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