

## \$464,000 - 2885 Duke Crescent, Edmonton

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MLS® #E4434274

**\$464,000**

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 constructionâ€”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 islandâ€”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® #	E4434274
Price	\$464,000
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	May 2nd, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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