

## \$669,000 - 1737 Dumont Crescent, Edmonton

MLS® #E4461454

**\$669,000**

3 Bedroom, 2.50 Bathroom, 2,221 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome home to this stunning modern 2 storey home in Desrochers! Built by Jayman, this beautifully upgraded 3-bedroom, 2.5 bath home offers a perfect balance of luxury and comfort. The main floor features 9-ft ceilings, high performance laminate flooring, luxury-height doors, a feature wall, and a designer kitchen with a waterfall island and full-height backsplash. Entertain in the spacious living room accented by an electric fireplace for warmth and ambiance. Upstairs, you'll find a bonus room, laundry area, two bedrooms with oversized windows, and a main bath with double sinks. The primary suite impresses with a feature wall, his and her vanity, a relaxing soaker tub, and separate shower. Every closet is custom designed, offering smart organization. Enjoy central A/C, a heated garage with hot and cold water taps, finished deck, and a fully fenced, landscaped yard backing onto no neighbours for extra privacy. Steps from schools, parks, and the rec. centre; this move-in-ready gem truly has it all!

Built in 2017

### Essential Information

MLS® # E4461454

Price \$669,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,221                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1737 Dumont Crescent |
| Area        | Edmonton             |
| Subdivision | Desrochers Area      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3J2              |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                              |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |
| 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 October 16th, 2025 at 2:17am MDT