

\$469,000 - 1721 Dumont Crescent, Edmonton

MLS® #E4458095

\$469,000

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

MLS® # E4458095

Price \$469,000

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 49
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 November 5th, 2025 at 12:17am MST