

# \$417,000 - 184 Desrochers Gate, Edmonton

MLS® #E4458120

**\$417,000**

3 Bedroom, 2.50 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

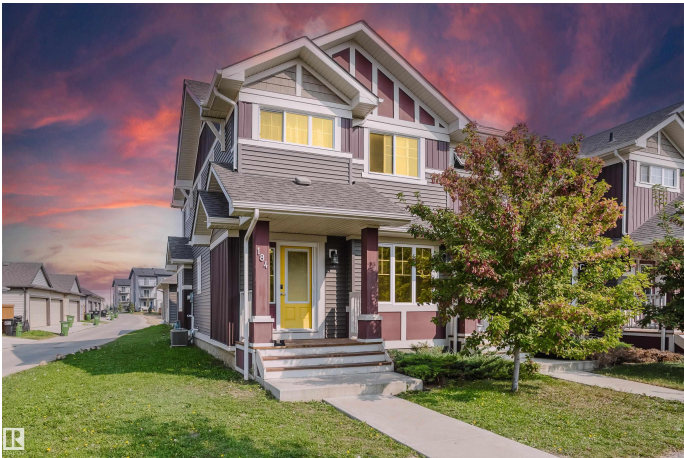
Desrochers Area, Edmonton, AB

Spacious and bright, this END UNIT 2 storey combines comfort and convenience in the heart of Desrochers. The open layout is anchored by a modern kitchen with granite counters and quality appliances, while central A/C keeps every season comfortable. Upstairs offers three generous bedrooms, including a private primary suite. The full basement is ready for future development, adding room to grow. A double detached garage with lane access makes daily living easy. Set on a wide lot with fresh landscaping, the home is steps from parks, playgrounds, and schools in a welcoming community with quick access to shopping and major routes.

Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4458120      |
| Price          | \$417,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,227         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |



|          |                      |
|----------|----------------------|
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 184 Desrochers Gate |
| Area        | Edmonton            |
| Subdivision | Desrochers Area     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3H8             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Air Conditioner |
| Parking   | Double Garage Detached             |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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 | Back Lane, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 55              |

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 September 26th, 2025 at 6:02am MDT