

## \$549,900 - 1790 Dumont Crescent, Edmonton

MLS® #E4445735

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,580 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

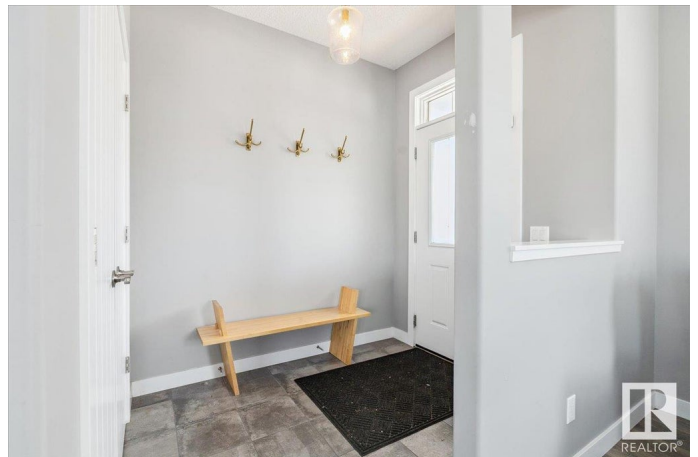
Upgraded 4 bedroom 2 storey home with finished basement. The corner lot provides a landscape experience outside and natural light inside. The open concept was designed to maximize the number of windows. Main floor; luxury vinyl plank flooring, mudroom, living / dining room + bathroom. The kitchen has loads of cabinet storage, large quartz eating bar, coffee nook, dishwasher + gas range. Upstairs; 4P bathroom, laundry, 3 bedrooms and the primary has a walk in closet and a 5 piece ensuite. Fully finished basement; 4P bathroom, bedroom, rec + utility room and storage room. Detached double garage is insulated w/ an attic space + a second drive through door incorporating its use w/ backyard. The back yard is maintenance free w/ eating area, play area, fire pit area and raised garden. Other perks; A/C, tankless hot water and the best schools. Construction has started on a very nearby city gym, park, pool, spray park, playground, future LRT as well as a super walmart providing a major investment opportunity.

Built in 2017

### Essential Information

MLS® # E4445735

Price \$549,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,580
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1790 Dumont Crescent
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V8

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Fiber Cement, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground

	Nearby, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	33
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on August 5th, 2025 at 1:32pm MDT