

## \$519,900 - 1790 Dumont Crescent, Edmonton

MLS® #E4445735

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,580 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

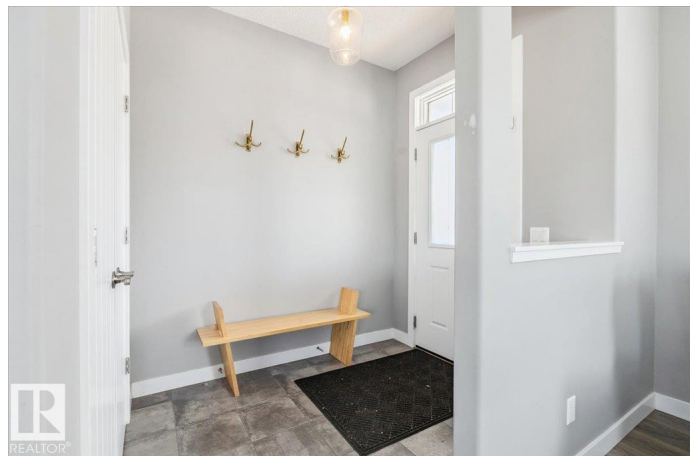
Upgraded 4 bedroom 2 storey home with finished basement. The corner lot provides a landscape experience outside and natural light inside. The open concept was designed to maximize the number of windows. Main floor; luxury vinyl plank flooring, mudroom, living / dining room + bathroom. The kitchen has 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 \$519,900



|                |                        |
|----------------|------------------------|
| 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 | 58             |
| Zoning         | Zone 55        |
| HOA Fees       | 175            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 30th, 2025 at 4:17am MDT