

## \$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

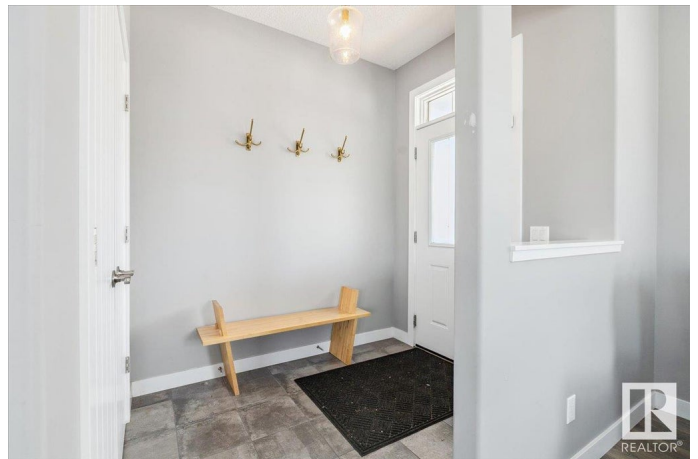
A majorly upgraded 4 bedroom 2 storey home with finished basement. The end cap corner lot provides a unique abundance of natural light inside and a custom designed landscape experience outside. The open concept is designed around using the unique lot location to maximize the number of west facing windows. Main floor; luxury vinyl plank flooring, mudroom, living / dining room, desk space + 2P bathroom. The kitchen has ample cabinet storage, large quartz eating bar, coffee nook, dishwasher, gas range, and a window overlooking the backyard. 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 super landscaped, maintenance free w/ eating area, play area, firepit area and raised garden. Other perks; A/C, tankless hot water and the best schools.

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	14
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 July 17th, 2025 at 4:32am MDT