

## \$469,000 - 2905 Duke Crescent, Edmonton

MLS® #E4455310

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,555 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to this beautifully crafted Landmark home, designed with comfort, style, and efficiency in mind! This home offers over 1,550 sq.ft. of thoughtfully planned living space. A minute away from School St.Thomas Aquinas Elementary/Junior. Step inside to an inviting main floor with 9ft. ceilings, a spacious open-concept layout, and an impressive island that anchors the gourmet kitchen. The kitchen is complete with stainless steel appliances, a walk-through pantry. The bright dining area flows seamlessly into the cozy living room, creating the ideal setting to gathering. The upper level offers three spacious bedrooms, including a primary suite designed for relaxation and the convenience of upstairs laundry. The secondary bedrooms and an additional bathroom provide plenty of room for children and guests. Fully Fenced and Landscaped Backyard with a deck perfect for summer Barbecues. Located within walking distance to the community school , shopping, airport, Anthony Henday, and Calgary Trail.

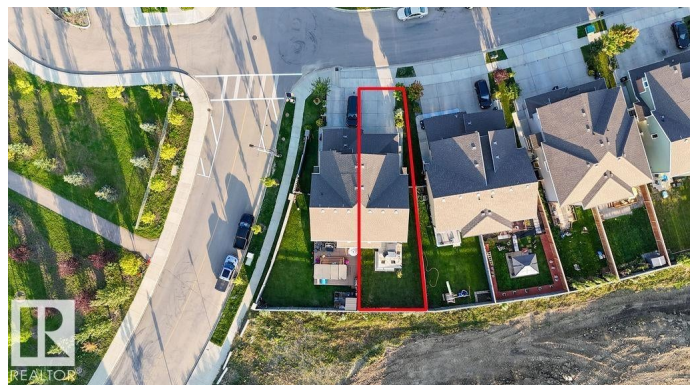
Built in 2018

### Essential Information

MLS® # E4455310

Price \$469,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,555         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2905 Duke Crescent |
| Area        | Edmonton           |
| Subdivision | Desrochers Area    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3Y4            |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Ceiling 9 ft., Deck, See Remarks |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 20                |
| 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 18th, 2025 at 12:17pm MDT