

## \$575,000 - 125 Dechene Road, Edmonton

MLS® #E4446240

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,902 sqft

Single Family on 0.00 Acres

Dechene, Edmonton, AB

Beautifully Maintained Family Home in Dechene! Welcome to this warm and inviting 3-bedroom plus den, 2.1-bathroom home, ideally located in the heart of the family-friendly Dechene community. Boasting over 1,900 sq. ft. of well-designed living space, this home offers the perfect balance of comfort, functionality, and natural beauty. Step inside to a bright and spacious layout featuring modern appliances, large windows, and plenty of natural light. The main floor includes a versatile den, perfect for a home office, guest room, or creative space. Enjoy morning coffee on the charming front porch and unwind on the private back deck, surrounded by mature trees that provide both shade and privacy. The fully fenced backyard is perfect for children, pets, and summer entertaining. This move-in-ready home is nestled in a peaceful neighbourhood with excellent access to amenities. Located near schools, with quick access to the Anthony Henday Drive, and just 10 minutes from West Edmonton Mall and Costco.

Built in 1997

### Essential Information

MLS® # E4446240

Price \$575,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,902
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	125 Dechene Road
Area	Edmonton
Subdivision	Dechene
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2N1

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vacuum System-Roughed-In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Good Shepherd Catholic
Middle	S. Bruce Smith School

### Additional Information

Date Listed	July 6th, 2025
Days on Market	63
Zoning	Zone 20

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