

## **\$579,900 - 81 Dechene Road, Edmonton**

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MLS® #E4454489

**\$579,900**

5 Bedroom, 3.50 Bathroom, 2,324 sqft

Single Family on 0.00 Acres

Dechene, Edmonton, AB

HOT LISTING IN DECHENE! Welcome to this ORIGINAL OWNER, CUSTOM BUILT forever home in a wonderful family neighbourhood! Nestled in a QUIET CUL-DE-SAC, this stunning 2-Storey boasts 5 BEDROOMS and 4 BATHROOMS, with fresh paint and a NEWER ROOF. You'll fall in LOVE with the SOUTHWEST-facing backyard, which feels like an oasis and floods the home with an abundance of NATURAL LIGHT! With over 3400 Sq. Ft of living space, this home has it all - including a DEN, additional dining/flex space, CHEF'S KITCHEN with GAS STOVE, QUARTZ COUNTERTOPS, under-mount granite sink and CORNER PANTRY. Upstairs is sure to impress with floor to ceiling drop staircase, primary bedroom with 5-PIECE ENSUITE, and UPSTAIRS LAUNDRY. Don't forget your fully finished basement offering a spacious family room, 2 additional bedrooms and a full bathroom! WALKING DISTANCE TO SCHOOLS, PLAYGROUNDS, and GROCERIES. Easy access to the Henday. Come see it for yourself and you'll quickly realize why this home is the BEST DEAL IN DECHENE - BAR NONE!



Built in 1998

### **Essential Information**

MLS® #

E4454489

|                |                        |
|----------------|------------------------|
| Price          | \$579,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,324                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 81 Dechene Road |
| Area        | Edmonton        |
| Subdivision | Dechene         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2M9         |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                                                         |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-2, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                  |
| Stories           | 3                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                             |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Good Sheppard, Centennial  |
| Middle     | S. Bruce Smith             |
| High       | Oscar Romero, Jasper Place |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 20           |

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Listing information last updated on August 29th, 2025 at 3:03pm MDT