

## \$424,900 - 32 8 Dechene Road, Edmonton

MLS® #E4447095

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Dechene, Edmonton, AB

55+ living in this beautiful end-unit bungalow in Dechene. New furnace in 2024, New Hot Water Tank in 2024. New roof in 2024. New windows in 2023. Thoughtfully crafted with style and comfort. A bright garden window fills the home with natural light, and the private deck extends off main area for relaxing or hosting guests. Gas fireplace enhances the warmth and character of main living room. Elegant soft corners and modern pot lighting. Durable laminate flooring extends through main areas, complemented by carpet in the bedrooms. Classic French doors into the Primary bedroom. Oversized Primary has walk-in closet & 4 piece ensuite. Fully finished basement provides additional living/entertaining space/storage. Walking distance to shopping and amenities. Condo fees: \$489/mnth. Lot size: 473 SQ m/5,093 sq ft. Taxes \$3,596.43 in 2024. This well-maintained and desirable 55+ community is peaceful, quiet, and safe, with 15 km/hr speed limits throughout. PETS ALLOWED up to 14" at the shoulder (w/board approval).

Built in 2001

### Essential Information

MLS® # E4447095

Price \$424,900



32, 8 DECHENE RD

- 2 BEDROOMS/2 BATHS
- CORNER LOT
- FULLY FINISHED BASEMENT
- CUSTOM-DESIGNED AND PROFESSIONALLY DECORATED
- END UNIT BUNGALOW IN DESIRABLE HAWTHORNE ESTATES
- VAULTED CEILINGS AND SOFT CORNERS FOR A SPACIOUS, ELEGANT FEEL
- GARDEN WINDOW AND MANY POT LIGHTS THROUGHOUT
- DURABLE LAMINATE FLOORING THROUGHOUT
- FRENCH DOORS ON PRIMARY BEDROOM
- GAS FIREPLACE FOR ADDED CHARM AND COMFORT
- WEST-FACING DECK PERFECT FOR OUTDOOR RELAXATION
- WALKING DISTANCE TO SHOPPING AND AMENITIES
- CLOSET ORGANIZERS INCLUDED
- LOT SIZE 473 SQ M / 5,093 SQ FT
- TAXES WERE \$3,596.43 IN 2024



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,170             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 32 8 Dechene Road |
| Area        | Edmonton          |
| Subdivision | Dechene           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 2S5           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Vaulted Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Landscaped, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 20         |
| Condo Fee      | \$489           |



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Listing information last updated on July 14th, 2025 at 8:32am MDT