

## \$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	7
Zoning	Zone 20
Condo Fee	\$489



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