

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

# \$359,998 - 93 3705 141 Street, Edmonton

MLS® #E4463306

## \$359,998

3 Bedroom, 2.50 Bathroom, 1,099 sqft  
Condo / Townhouse on 0.00 Acres

Desrochers Area, Edmonton, AB

This is StreetSide Developments the "Abbey" model. This innovative home design with the ground level featuring a single oversized attached garage that leads to the front entrance and a main floor den or bedroom. It features a large kitchen. The cabinets are modern and there is a full back splash & quartz counter tops. It is open to the living room and the living room features lots of windows that makes it super bright. The deck has a vinyl surface & glass with aluminum railing that is off the kitchen. This home features 2 Primary bedrooms with 2 full bathrooms. The flooring is luxury vinyl plank & carpet. Maintenance fees are \$60/month. It is professionally landscaped. Visitor parking on site.\*\*\*Home is under construction and the photos are of a previously built unit same layout but the colors and finishing's may vary, to be completed by August 2025 \*\*\*



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463306  |
| Price      | \$359,998 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                   |
|----------------|-------------------|
| Square Footage | 1,099             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 93 3705 141 Street |
| Area        | Edmonton           |
| Subdivision | Desrochers Area    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3J2            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 23rd, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 55 |
| Condo Fee      | \$89    |

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Listing information last updated on October 25th, 2025 at 4:02am MDT