

## \$675,000 - 1407 Darby Green, Edmonton

MLS® #E4440628

**\$675,000**

3 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to 1407 Darby Green, a stylish 1,711 sqft 2-storey walkout home backing onto a scenic pond and greenspace in family-friendly Desrochers. Inside, enjoy an open-concept main floor with a bright white kitchen, SS appliances, and dining area that opens onto a large deck with glass railings. Upstairs features 3 bedrooms, including a primary suite with stunning pond views and a 5-piece ensuite, plus upstairs laundry and a second full bath. The fully finished walkout basement includes a 4-piece bath, spacious rec area (with room to re-add a 4th bedroom). Enjoy the fully app/voice-controlled Levven smart home system and custom under-stair shelving for clever storage. Outside, the home is fully landscaped with an automatic irrigation system, a fruit-producing Honeycrisp apple tree, and an extended driveway in addition to the 22' deep heated double garage with 12' ceilings. Desrochers offers walking trails, great schools, quick access to Highway 2 and the Henday, and everyday amenities just minutes away.

Built in 2020

### Essential Information

MLS® # E4440628

Price \$675,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1407 Darby Green
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4N4

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Duggan School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

### Additional Information

Date Listed	June 5th, 2025
Days on Market	61
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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