

\$699,900 - 1407 Darby Green Green, Edmonton

MLS® #E4453346

\$699,900

3 Bedroom, 3.50 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

WALKOUT to the POND! FULLY FINISHED
Well-appointed 2 storey home in highly desirable Desrochers! Bright & light w/ contemporary decor perfectly blends comfort, style & functionality. Open concept main floor offers a bright living room & a modern kitchen w/ SS appliances, flowing seamlessly into a dining area that opens to an expansive deck with glass railings & fantastic view of the POND & open green space. Upstairs, enjoy three bedrooms, including a primary suite w/ pond views & a lavish 5 pc ensuite, a BONUS rm plus laundry & a full bath. F/F basement includes a 4 pc bath, rec room (w/ a potential addition of a 4th bdrm). Extra features include a fully integrated Levven smart home system w/ app/voice controls, professional landscaping w/ automatic irrigation, extended driveway, & a 22' deep heated double garage w/ 12' ceilings. Unbeatable location- steps from Dr. Anne Anderson High School, walking trails, bus stops; Quick access to Highway 2, Anthony Henday & all amenities are just minutes away.

Built in 2020

Essential Information

MLS® # E4453346

Price \$699,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,710
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 Green
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4N4

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement
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
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 16th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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