# \$579,900 - 1466 Darby Green Green, Edmonton

MLS® #E4445769

### \$579,900

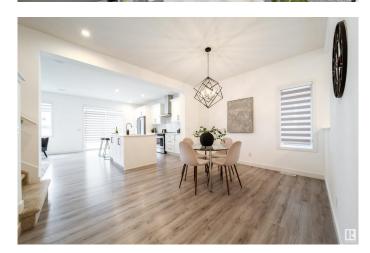
3 Bedroom, 2.50 Bathroom, 1,948 sqft Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Sensational modern, energy-efficient 2-storey home in Desrochers offers incredible value with smart home features, SOLAR PANELS, SEPARATE ENTRANCE and a double attached garage! The open-concept main floor boasts a stylish kitchen with quartz countertops, island & eating bar, pantry, stainless steel appliances & Venmar hood-fan. Upstairs you'll find a spacious bonus room, convenient laundry, and 3 bedroomsâ€"including a stunning primary suite with 5 piece ensuite featuring: double sinks, soaker tub, tiled shower & a large walk-in closet. The unfinished basement has 9-ft ceilings, rough-ins for a kitchen, laundry, bath & separate side entry w/ concrete walkwayâ€"perfect for a future suite! Additional highlights: triple-pane windows, Goodman 2-stage 96% efficient furnace, tankless Navien system, air purification & HRV system as well as Alexa smart light switches. Located in a growing, family-friendly community close to schools, parks, shopping & easy access to Hwy 2 & Henday. A smart move in every way!







Built in 2021

# **Essential Information**

MLS® # E4445769 Price \$579,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,948

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 1466 Darby Green Green

Area Edmonton

Subdivision Desrochers Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4N5

#### **Amenities**

Amenities Ceiling 9 ft., Hot Wtr Tank-Energy Star, Smart/Program. Thermostat,

Vinyl Windows, Green Building, HRV System, 9 ft. Basement Ceiling,

Solar Equipment

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary St. Thomas Aquinas

High Dr. Anne Anderson School

## **Additional Information**

Date Listed July 4th, 2025

Days on Market 3

Zoning Zone 55

HOA Fees 175

HOA Fees Freq. Annually

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