

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 12:02pm MDT