

## \$675,000 - 1462 Darby Green Green, Edmonton

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MLS® #E4430477

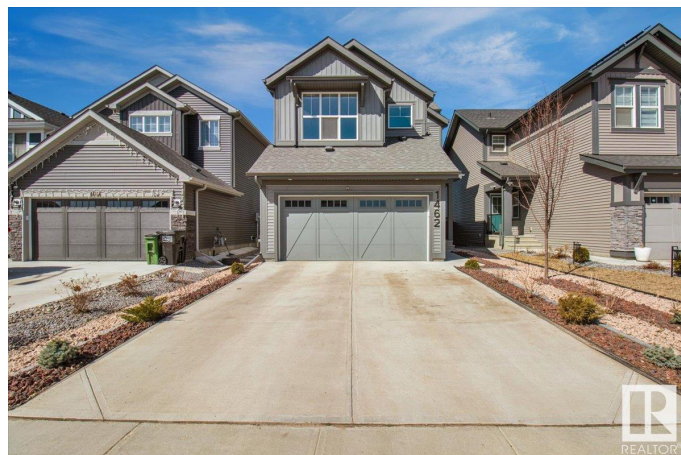
**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,351 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

This stunning 2,350 sq. ft. two-storey home, nestled in the amenity-filled Desrocher community, is a true gem! Built by Jayman, it features high-quality finishes throughout. Upgrades include air conditioning, solar panels, custom window coverings, and a spacious deck. The bright, modern open-plan kitchen is equipped with a gas range, French door oven, and a generous walk-in pantry. The main floor also offers a versatile flex space, perfect for use as an office or cozy library. Upstairs, you'll find two large bedrooms, a spacious laundry room, and a generous bonus room—ideal for relaxation. The primary suite, located on its own floor, is bathed in natural light and boasts a large walk-in closet and a spa-inspired tiled bathroom. The lower level, with its many windows, offers great potential for future development, allowing you to create additional living space. With easy access to schools, shopping, and other amenities, this home offers both convenience and luxury.



Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430477  |
| Price     | \$675,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,351                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1462 Darby Green Green |
| Area        | Edmonton               |
| Subdivision | Desrochers Area        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 4N5                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas |
| Parking   | Double Garage Attached                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Duggan/St Thomas Aquinas  
Middle                              DS Mackenzie/St T Aquinas  
High                                 Dr A Anderson/ McCaffery

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                8  
Zoning                              Zone 55

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Listing information last updated on April 19th, 2025 at 6:32am MDT