

## \$625,000 - 1440 Darby Green Green, Edmonton

MLS® #E4428711

**\$625,000**

4 Bedroom, 2.50 Bathroom, 1,920 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Smart & Beautiful. This move-in ready home is truly turn-key—everything™s done for you. Sitting on an elevated lot for excellent drainage, it features an upgraded white kitchen with extended soft-close cabinets, sleek hardware & marble-style quartz. The open main floor offers 9' ceilings, electric fireplace & sun-filled windows. Thoughtful touches: mudroom w/ cubbies, bench & hooks, plus a chic half bath w/ wainscoting. Upstairs: spacious primary w/ walk-in closet & spa-like ensuite, 2 more bedrooms, large bonus room, laundry & linen closet. Finished basement includes rec room, 4th bedroom & big storage. The fully fenced yard has a full-width deck, firepit w/ limestone surround & great distance from rear neighbors. Smart thermostat, keyless entry, wireless switches, tankless hot water & high-efficiency furnace included. Surrounded by great schools, close to shopping, rec centre & major roads. Donâ€™t miss the opportunity to make this your dream home.

Built in 2019

### Essential Information

MLS® # E4428711

Price \$625,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,920                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1440 Darby Green Green |
| Area        | Edmonton               |
| Subdivision | Desrochers Area        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 4N5                |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Fire Pit, No Smoking Home |
| 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, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 55         |
| HOA Fees       | 250             |
| 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 April 30th, 2025 at 8:02am MDT