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

MLS® #E4445769

### \$579,900

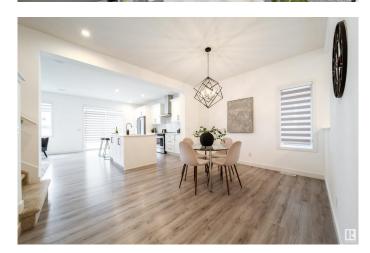
3 Bedroom, 2.50 Bathroom, 1,948 sqft Single Family on 0.00 Acres

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 14

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 July 18th, 2025 at 4:17pm MDT