

## \$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. Don'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	29
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 May 1st, 2025 at 10:47pm MDT