

## \$599,000 - 1462 Darby Green Green, Edmonton

MLS® #E4450314

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,349 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Look no further! This 2,348 SqFt Custom 2-Storey tastefully designed & built by Jayman is located in the heart of Desrochers. 3 Bedrms; 2.5 Bath & an Extra-Deep (24.5') Double Attached Garage. The 9' Main has Vinyl Plank flooring throughout. The Kitchen is fit for a gourmet chef - boasting plenty of Granite Countertops; Cabinets; a large Island; W/I pantry & S/S appliances including a Gas Cooktop & an extraordinary, High-End French-Door Oven. The spacious Living Rm has large windows & the patio doors lead you out onto the deck & fully landscaped/fenced yard to take advantage of the sun. The Dining Rm & Flex Rm (need a den or children's homework or play area?) complete this floor. The Upper Floors incl. a massive Primary Bedrm w. a W/I Closet & a gorgeous Ensuite (2 sinks; Granite; tiled Shower & Soaker Tub) & a view of the pond! Further up the stairs you will find a Bonus Rm; 2 Bedrms; Main Bathrm & a separate Laundry Rm! UPGRADES; SOLAR System; On-Demand Hot Water; A/C; Powered Blinds; Some New Paint.WOW

Built in 2021

### Essential Information

MLS® # E4450314

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,349                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1462 Darby Green Green |
| Area        | Edmonton               |
| Subdivision | Desrochers Area        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6E 2E7                |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, See Remarks, Solar Equipment |
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Attached                                             |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                                           |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 55         |
| HOA Fees       | 215             |
| 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 6th, 2025 at 6:02pm MDT