

\$675,000 - 1407 Darby Green, Edmonton

MLS® #E4440628

\$675,000

3 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

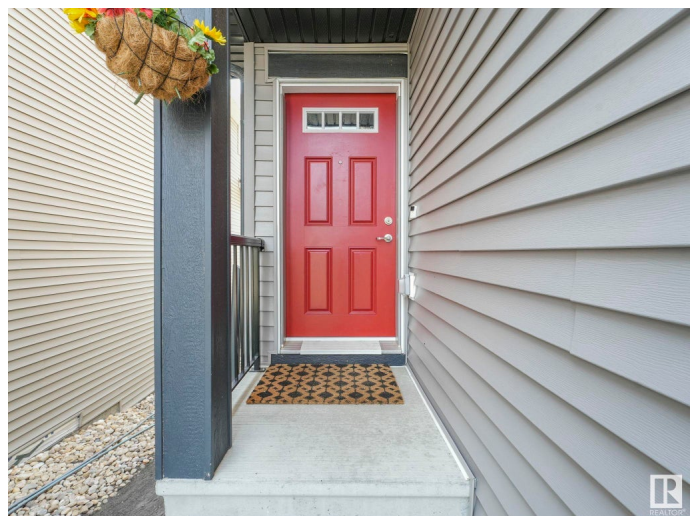
Welcome to 1407 Darby Green, a stylish 1,711 sqft 2-storey walkout home backing onto a scenic pond and greenspace in family-friendly Desrochers. Inside, enjoy an open-concept main floor with a bright white kitchen, SS appliances, and dining area that opens onto a large deck with glass railings. Upstairs features 3 bedrooms, including a primary suite with stunning pond views and a 5-piece ensuite, plus upstairs laundry and a second full bath. The fully finished walkout basement includes a 4-piece bath, spacious rec area (with room to re-add a 4th bedroom). Enjoy the fully app/voice-controlled Levven smart home system and custom under-stair shelving for clever storage. Outside, the home is fully landscaped with an automatic irrigation system, a fruit-producing Honeycrisp apple tree, and an extended driveway in addition to the 22' deep heated double garage with 12' ceilings. Desrochers offers walking trails, great schools, quick access to Highway 2 and the Henday, and everyday amenities just minutes away.

Built in 2020

Essential Information

MLS® # E4440628

Price \$675,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1407 Darby Green
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4N4

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
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, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Duggan School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

Additional Information

Date Listed	June 5th, 2025
Days on Market	21
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 June 26th, 2025 at 12:02am MDT