

# \$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	14
Zoning	Zone 55
HOA Fees	215
HOA Fees Freq.	Annually

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