

# **\$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 bedrooms—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 walkway—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	3
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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