

## \$699,900 - 318 Darlington Crescent, Edmonton

MLS® #E4421584

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,468 sqft

Single Family on 0.00 Acres

Donsdale, Edmonton, AB

Well sought after neighborhood of Properties of Donsdale. Nearly 3700sf of total living space on 3 levels within an 8600sf pie lot. 3 living areas, 4 bedrooms+den & loft. 17' vaulted foyer & curved staircase welcomes you through a naturally lit, traditional floorplan. West facing great room is perfect for a seated greeting area, open to formal dining which seats 10 for family gatherings. Maple kitchen offers plenty of storage & counter space. Spacious nook for casual dining provides direct access to deck & yard. 2nd living area w/cozy gas fireplace. Home office/studio for the professional. Powder room & laundry complete this level. Upper loft flex area is open to below. Oversized primary bedroom w/walk-in closet & 4pc open ensuite will accommodate any furniture arrangement. 2 add'l bedrooms & 4pc bath for a growing family. Lower level rec space is perfect for games or family movie nights. 4th bedrm, 3pc bathrm & storage for extended guest stays. Immediate possession available. (\*virtually staged photos)

Built in 1998

### Essential Information

MLS® # E4421584

Price \$699,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,468
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	318 Darlington Crescent
Area	Edmonton
Subdivision	Donsdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2R9

### Amenities

Amenities	Deck, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Good Shepherd/Centennial
Middle	S Bruce Smith/H.E Beriault
High	St Oscar Romero

### Additional Information

Date Listed	February 14th, 2025
Days on Market	77
Zoning	Zone 20
HOA Fees	414
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 2nd, 2025 at 2:02am MDT