

## \$649,900 - 1407 Darby Green Green, Edmonton

MLS® #E4461672

**\$649,900**

3 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

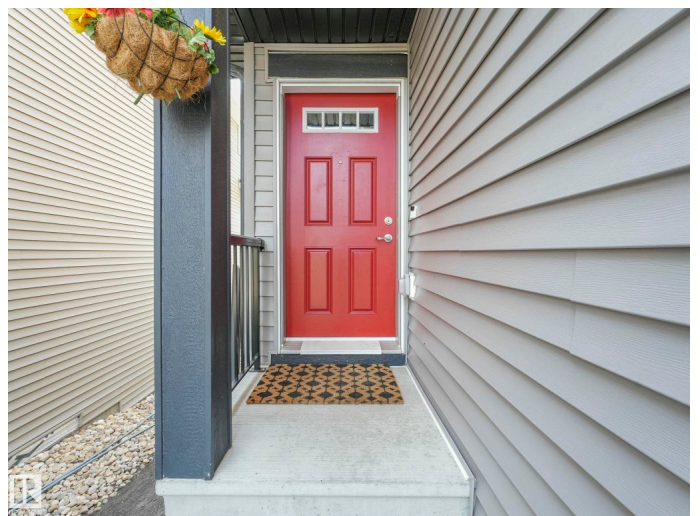
Welcome to 1407 Darby Green! This stylish 1,711 sq ft 2-storey walkout backs onto a beautiful pond and greenspace in family-friendly Desrochers. The open-concept main floor is bright and inviting, featuring a crisp white kitchen with stainless steel appliances and a dining area that flows out to a large deck with glass railings, perfect for morning coffee or evening sunsets. Upstairs offers three spacious bedrooms, including a primary suite with stunning pond views and a spa-like 5-piece ensuite, plus convenient upstairs laundry and a second full bath. The fully finished walkout basement adds a large rec room and another 4-piece bath, with plenty of flexibility for your family's needs. Enjoy modern living with smart home system, an extended driveway, and a oversized heated double garage. The landscaped yard features irrigation, walking paths right out back, and even a Honeycrisp apple tree. Desrochers is known for great schools, trails, and quick access to Hwy2, the Henday, and everyday amenities.

Built in 2020

### Essential Information

MLS® # E4461672

Price \$649,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$10                   |
| 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 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    | October 10th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 55            |
| HOA Fees       | 175                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 15th, 2025 at 4:17am MDT