

Courtesy Of Mike Sheret Of RE/MAX River City

\$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 | 58 |
| 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 August 2nd, 2025 at 8:32pm MDT