

## \$699,900 - 1407 Darby Green Green, Edmonton

MLS® #E4453346

**\$699,900**

3 Bedroom, 3.50 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

**WALKOUT to the POND! FULLY FINISHED**  
Well-appointed 2 storey home in highly desirable Desrochers! Bright & light w/ contemporary decor perfectly blends comfort, style & functionality. Open concept main floor offers a bright living room & a modern kitchen w/ SS appliances, flowing seamlessly into a dining area that opens to an expansive deck with glass railings & fantastic view of the POND & open green space. Upstairs, enjoy three bedrooms, including a primary suite w/ pond views & a lavish 5 pc ensuite, a BONUS rm plus laundry & a full bath. F/F basement includes a 4 pc bath, rec room (w/ a potential addition of a 4th bdrm). Extra features include a fully integrated Levven smart home system w/ app/voice controls, professional landscaping w/ automatic irrigation, extended driveway, & a 22' deep heated double garage w/ 12' ceilings. Unbeatable location- steps from Dr. Anne Anderson High School, walking trails, bus stops; Quick access to Highway 2, Anthony Henday & all amenities are just minutes away.

Built in 2020

### Essential Information

MLS® # E4453346

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,710                  |
| 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 | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Attached                                                                                                                                |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                                     |
|--------------|-------------------------------------|
|              | Schools, Shopping Nearby, View Lake |
| Roof         | Asphalt Shingles                    |
| Construction | Wood, Vinyl                         |
| Foundation   | Concrete Perimeter                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 55           |
| HOA Fees       | 175               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 28th, 2025 at 3:17pm MDT