

# \$625,000 - 1440 Darby Green Green, Edmonton

MLS® #E4428711

**\$625,000**

4 Bedroom, 2.50 Bathroom, 1,920 sqft  
Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Smart & Beautiful. This move-in ready home is truly turn-key—everything™s done for you. Sitting on an elevated lot for excellent drainage, it features an upgraded white kitchen with extended soft-close cabinets, sleek hardware & marble-style quartz. The open main floor offers 9' ceilings, electric fireplace & sun-filled windows. Thoughtful touches: mudroom w/ cubbies, bench & hooks, plus a chic half bath w/ wainscotting. Upstairs: spacious primary w/ walk-in closet & spa-like ensuite, 2 more bedrooms, large bonus room, laundry & linen closet. Finished basement includes rec room, 4th bedroom & big storage. The fully fenced yard has a full-width deck, firepit w/ limestone surround & great distance from rear neighbors. Smart thermostat, keyless entry, wireless switches, tankless hot water & high-efficiency furnace included. Surrounded by great schools, close to shopping, rec centre & major roads. Donâ€™t miss the opportunity to make this your dream home.

Built in 2019

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428711  |
| Price    | \$625,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,920                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1440 Darby Green Green |
| Area        | Edmonton               |
| Subdivision | Desrochers Area        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 4N5                |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Fire Pit, No Smoking Home |
| 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, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 2  
Zoning Zone 55

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Listing information last updated on April 5th, 2025 at 1:02am MDT