

## \$485,000 - 918 Daniels Loop, Edmonton

MLS® #E4438749

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,571 sqft

Single Family on 0.00 Acres

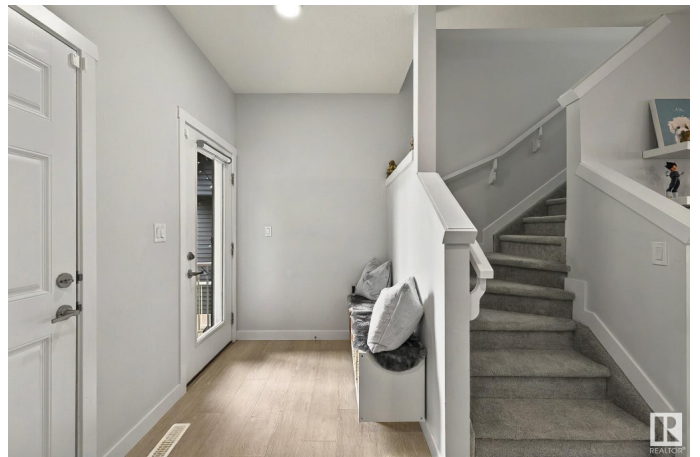
Desrochers Area, Edmonton, AB

Step into style and comfort with this beautifully designed half duplex – the perfect blend of function, ideal for growing families or savvy investors. From the moment you walk in, you™ll appreciate the thoughtful details throughout. The bright and airy main floor boasts an open-concept layout with a stunning kitchen, complete with a generously sized island, built-in coffee bar, and a dedicated dining area – ideal for hosting or everyday family meals. A convenient half bath adds to the main floor's functionality. Upstairs you'll find a spacious primary bedroom, two additional bedrooms, a full main bath & a separate laundry room with a handy sink for added convenience. A separate side entrance offers exciting potential for a future basement suite – great for added income or extended family living ! Situated close to major highways, shopping, schools, parks & all of the amenities you need, this home is truly move-in ready.

Built in 2021

### Essential Information

MLS® #	E4438749
Price	\$485,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	918 Daniels Loop
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C8

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Walk-up Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	21
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 June 17th, 2025 at 12:17am MDT