

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

MLS® #E4460849

**\$625,000**

4 Bedroom, 2.50 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Modern Comfort in the desired Desrochers neighborhood! This elevated, fully finished 2-storey home offers the perfect blend of style and function. The main floor showcases a bright white kitchen with quartz counters, ceiling-height cabinets, and a spacious island, all open to the living room with 9' ceilings, fireplace, and sunlit windows. A custom mudroom and designer half bath add extra polish. Upstairs you'll find a relaxing primary suite with walk-in closet and spa-inspired en suite, along with two additional bedrooms, a generous bonus room, laundry, and storage. The finished basement extends the living space with a rec room, 4th bedroom, and ample storage. Outside, the private yard features a full-width deck, fire pit with limestone surround, and mature landscaping. Upgrades include smart thermostat, key-less entry, tank-less hot water, and an efficient furnace. Close to schools, shopping, rec center, and major routes – this home is truly move-in ready!

Built in 2019

### Essential Information

MLS® # E4460849

Price \$625,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,889                  |
| 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 |
| Area        | Edmonton         |
| Subdivision | Desrochers Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4N5          |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, 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 | Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 36                |
| Zoning         | Zone 55           |
| HOA Fees       | 175               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on November 9th, 2025 at 3:47am MST