

## \$499,500 - 1276 Daniels Crescent, Edmonton

MLS® #E4432014

**\$499,500**

4 Bedroom, 3.50 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Fall in love with this warm and welcoming half duplex tucked away in Desrochers! With a **DOUBLE ATTACHED GARAGE**, a fully fenced backyard with beautiful trees, and a cozy back deck perfect for BBQs and quiet evenings, this home invites you to relax and unwind. Inside, you'll find 4 spacious bedrooms, 3.5 bathrooms, and thoughtful touches throughout. A functional mudroom and **WALKTHROUGH PANTRY** make everyday living easy, while the large center island, stainless steel appliances, and durable laminate floors create a space you'll be proud to call yours. Enjoy the convenience of **UPPER LAUNDRY**, hot water on demand, and a **FULLY FINISHED BASEMENT** offering even more room to gather and grow. The primary suite feels like a private retreat with not one, but two walk-in closets and a beautifully appointed ensuite. This home has been lovingly cared for and is ready to welcome its next chapter!

Built in 2016

### Essential Information

MLS® #	E4432014
Price	\$499,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1276 Daniels Crescent
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J1

### **Amenities**

Amenities	Off Street Parking, Deck, Hot Water Tankless
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, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Duggan School
Middle	D.S Machenzie School
High	Dr Anne Anderson School

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	145
HOA Fees Freq.	Annually

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