

## \$499,000 - 1288 Daniels Crescent, Edmonton

MLS® #E4440207

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

This meticulously maintained half-duplex sits on a corner pie-shaped lot, offering tons of natural light, thoughtful upgrades, and a layout designed for both function and flair. With three bedrooms, 2.5 bathrooms, and a double attached garage, there's room for the whole family—and then some. The open-concept main floor features quartz countertops, plenty of windows, and seamless flow between the kitchen, dining, and living areas—perfect for entertaining or cozy nights in. Step outside to your gorgeous deck and custom pergola, ideal for summer BBQs or relaxing evenings under the stars. And the garage door screen? One of the coolest we've seen—making your garage a perfect indoor/outdoor flex space. Upstairs, the primary suite is a dream, complete with TWO walk-in closets and a spacious ensuite. You'll also enjoy the comfort of central A/C, upgraded finishes throughout, and incredible curb appeal. Tucked in a walkable location, you're just minutes from parks, playgrounds, shopping, and transit.

Built in 2016

### Essential Information

MLS® # E4440207

Price \$499,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1288 Daniels Crescent
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J1

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	145
HOA Fees Freq.	Annually

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Listing information last updated on June 13th, 2025 at 2:47am MDT