

## \$789,000 - 1527 Darby Bay, Edmonton

MLS® #E4447871

**\$789,000**

4 Bedroom, 3.50 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

The best location in Desrochers - a family community located in Southwest Edmontonâ€™s Heritage Valley. Step inside this 2019 built home & you will fall in love with the view, walkout basement & the design features throughout the home! From the full view of the pond to the carefully curated design elements, this home was built with a family in mind. Encompassing just over 3000sqft ,including the basement, of living space â€“ 3 + 1 bedrooms, 3.5 bathrooms, bonus room/upper lounge, fabulous chefâ€™s kitchen, large dining area, oversized windows on every level, triple attached heated garage, fully landscaped 5218sqft pie-shaped lot & more! The warmth, natural light & design elements can be found in every room, on every floor for the family to enjoy! This Edmonton community is abundant with amenities, including schools, shopping, and recreation, walking trails, every element a family is looking for in a home & community!

Built in 2019

### Essential Information

MLS® #	E4447871
Price	\$789,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,129
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1527 Darby Bay
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4N5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Television Connection, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, HRV System, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Duggan School
Middle	DS Mackenzie School
High	Dr. Anne Anderson

### Additional Information

Date Listed	July 15th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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