

\$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

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|------------|-----------|
| 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

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 9 |
| Zoning | Zone 55 |
| HOA Fees | 145 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 1st, 2025 at 12:17am MDT