

## \$549,500 - 1218 Daniels Crescent, Edmonton

MLS® #E4438316

### \$549,500

4 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

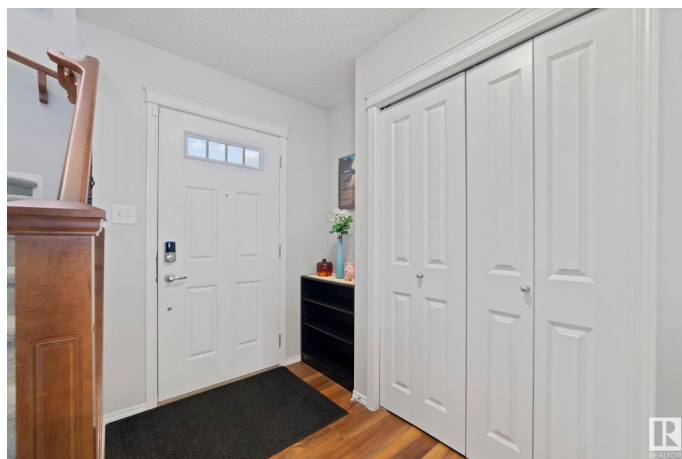
Desrochers Area, Edmonton, AB

Welcome to Desrochers! This turnkey home is perfect for the growing family and steps to a K-9 school! Just under 1500sq ft plus a fully finished basement. Open floor plan offers a bright kitchen with large island, corner pantry, pot lights, SS appliances including a gas stove and built in beverage cooler. The dining area leads to a massive deck and beautifully landscaped yard. The main floor laundry and 2 pc powder room complete the main floor. Upstairs there are 3 bedrooms and 2 full baths including a primary suite with WIC and a luxurious ensuite bath. Fully finished basement has a 4th bedroom full bath and a family room. Close to all major amenities including shopping, Henday and did I mention steps to K-9 school! Home is move in ready!

Built in 2017

### Essential Information

MLS® #	E4438316
Price	\$549,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1218 Daniels Crescent
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V7

### Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	16

## Zoning

## Zone 55

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Listing information last updated on June 8th, 2025 at 5:47pm MDT