

# \$475,000 - 1274 Daniels Crescent, Edmonton

MLS® #E4456427

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Location, Location, Location. This Stunning well. maintained home built by landmark , will meet all your expectations. Welcome to this beautifully maintained residence nestled in a quiet, family-friendly neighborhood of Desrochers. This gem combines comfort, convenience, and endless possibilities! Features Youâ€™™ll Love: - Impeccable Condition: Move-in ready, with thoughtful maintenance throughout. - Ideal Location: Just a short stroll from schools, delightful amenities, and breathtaking walking trails. - Space for Imagination: An unfinished basement awaits your creativity â€“ envision a cozy family room, home gym, or a play area for the kids! - Community Charm: A growing neighbourhood where families thrive and build lasting memories. Perfectly Positioned: - Enjoy easy access to the airport for your travel needs. - Proximity to a public high schools, elementary schools, and list goes on . This home is a rare opportunity to live in a thriving community with everything at your fingertips!

Built in 2016

## Essential Information

MLS® # E4456427

Price \$475,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,419         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1274 Daniels Crescent |
| Area        | Edmonton              |
| Subdivision | Desrochers Area       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3J1               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Airport Nearby, Fenced, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stone, Vinyl                                            |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 55             |
| HOA Fees       | 175                 |
| HOA Fees Freq. | Annually            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 10:47am MDT