

\$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

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

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

Additional Information

Date Listed	April 22nd, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	145
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 May 2nd, 2025 at 5:17pm MDT