

## \$789,900 - 1527 Darby Bay, Edmonton

MLS® #E4447871

**\$789,900**

4 Bedroom, 3.50 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

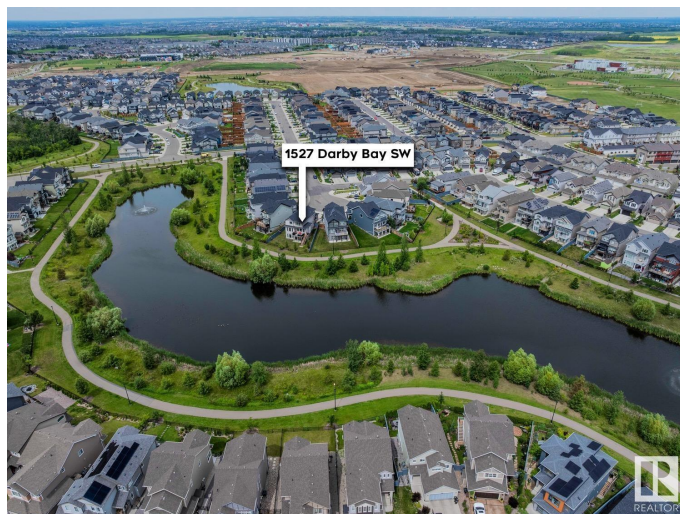
Desrochers Area, Edmonton, AB

The best location in Desrochers - a family community located in Southwest Edmonton'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 - 3 + 1 bedrooms, 3.5 bathrooms, bonus room/upper lounge, fabulous chef'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     | \$789,900 |
| 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, 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 | 18              |
| 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 August 1st, 2025 at 9:47pm MDT