

## \$699,900 - 318 Darlington Crescent, Edmonton

MLS® #E4421584

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,468 sqft

Single Family on 0.00 Acres

Donsdale, Edmonton, AB

Well sought after neighborhood of Properties of Donsdale. Nearly 3700sf of total living space on 3 levels within an 8600sf pie lot. 3 living areas, 4 bedrooms+den & loft. 17' vaulted foyer & curved staircase welcomes you through a naturally lit, traditional floorplan. West facing great room is perfect for a seated greeting area, open to formal dining which seats 10 for family gatherings. Maple kitchen offers plenty of storage & counter space. Spacious nook for casual dining provides direct access to deck & yard. 2nd living area w/cozy gas fireplace. Home office/studio for the professional. Powder room & laundry complete this level. Upper loft flex area is open to below. Oversized primary bedroom w/walk-in closet & 4pc open ensuite will accommodate any furniture arrangement. 2 add'l bedrooms & 4pc bath for a growing family. Lower level rec space is perfect for games or family movie nights. 4th bedrm, 3pc bathrm & storage for extended guest stays. Immediate possession available. (\*virtually staged photos)

Built in 1998

### Essential Information

MLS® # E4421584

Price \$699,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,468
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	318 Darlington Crescent
Area	Edmonton
Subdivision	Donsdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2R9

### **Amenities**

Amenities	Deck, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Good Shepherd/Centennial
Middle	S Bruce Smith/H.E Beriault
High	St Oscar Romero

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	49
Zoning	Zone 20
HOA Fees	414
HOA Fees Freq.	Annually

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