

## \$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

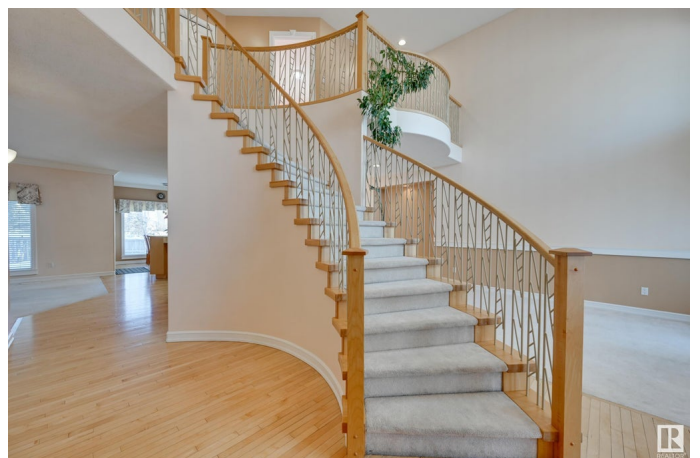
Well sought after neighborhood of Properties of Donsdale. Nearly 3700sf of total living space on 3 levels within an 8600sf pie lot. 3 living areas, 4 bedrooms+den & loft. 17' vaulted foyer & curved staircase welcomes you through a naturally lit, traditional floorplan. West facing great room is perfect 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 | 76                  |
| Zoning         | Zone 20             |
| HOA Fees       | 414                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on May 1st, 2025 at 12:47pm MDT