

\$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 5:32am MDT