

## **\$789,000 - 211 Darlington Crescent, Edmonton**

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MLS® #E4426131

**\$789,000**

4 Bedroom, 3.50 Bathroom, 2,515 sqft

Single Family on 0.00 Acres

Donsdale, Edmonton, AB

Start a love affair with this cherished residence rich in charm & timeless elegance! Refined & noting pride of ownership, this originally owned fully finished 2story offers noted pond view from the front living rm while providing versatility for large gatherings in the formal dining rm or versatile eat in kitchen. Solid hardwood, main floor laundry (with sink) & access to an attached double garage makes living seamless. The main floor den offers versatility as a potential main floor bdrm, office or play rm for busy little ones. The upper level is home to 3 oversized bedrooms, lrg linen closet & tasteful owners suite noting a generous walk in closet & decadent ensuite highlighting dual vanities, soaker tub & walk in shower. This home continues to impress showcasing a well appointed basement with a 4th bdrm, additional bath, charming built in wet bar & perfectly laid out rec space. Close to the river, across the street from pond access, near amenities with access to parks & major routes. Your legacy awaits!



Built in 2001

### **Essential Information**

MLS® #	E4426131
Price	\$789,000
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,515
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	211 Darlington Crescent
Area	Edmonton
Subdivision	Donsdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2T2

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	14
Zoning	Zone 20
HOA Fees	415
HOA Fees Freq.	Annually

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