

\$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 | 67 |
| Zoning | Zone 20 |
| HOA Fees | 414 |
| 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 April 22nd, 2025 at 9:02pm MDT