

## **\$750,000 - 1652 Davidson Green, Edmonton**

MLS® #E4446586

**\$750,000**

6 Bedroom, 3.50 Bathroom, 2,558 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

A RARE OPPORTUNITY awaits! This 2500 SQ FT EXECUTIVE HOME with 2 BDRM LEGAL BASEMENT SUITE, PLUS 4 BDRMS, & O/S GARAGE, is PERFECTLY PLACED on a MASSIVE PIE LOT NEXT TO THE POND! You will immediately notice the LARGE TREES & PRIVATE LOCATION. HARDWOOD FLOORING LEADS YOU INSIDE. COIFFERED CEILINGS embrace the CHEFâ€™S KITCHEN with RICH CABINETRY, GRANITE, & HUGE ISLAND. The kitchen opens to the GRAND LIVING ROOM with LARGE WINDOW overlooking the PRIVATE YARD & POND. The OFFICE FLEX SPACE is perfect for those working from home. 4 GENEROUS BEDROOMS PLUS BONUS ROOM ARE FOUND UPSTAIRS! The SIZE OF THE LOT allowed this home to be CUSTOMIZED WITH AN EXTENDED HALLWAY & BUILT IN READING NOOK, leading to the BONUS ROOM with VAULTED CEILINGS. The primary is complete with a LUXURIOUS 5 PC ENSUITE & WALK IN CLOSET. You will love the OVERSIZED DECK that is READY FOR ENTERTAINING. A SIDE ENTRANCE leads to the INDEPENDENT 2 BEDROOM LEGALLY PERMITTED SUITE! Steps to the best schools with easy access to it all, an ABSOLUTE JEWEL!

Built in 2016



## Essential Information

MLS® #	E4446586
Price	\$750,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,558
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	1652 Davidson Green
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J3

## Amenities

Amenities	Ceiling 9 ft., Closet Organizers, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

## Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features        Backs Onto Lake, Backs Onto Park/Trees, Fenced, Flat Site  
Roof                            Asphalt Shingles  
Construction            Wood, Stone, Vinyl  
Foundation                Concrete Perimeter

**School Information**

Elementary                Dr. Fahlman  
Middle                      Dr. Fahlman  
High                         Dr. Anne Anderson

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market         12  
Zoning                      Zone 55  
HOA Fees                  175  
HOA Fees Freq.        Annually

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