

## \$709,900 - 318 Darlington Crescent, Edmonton

MLS® #E4443822

**\$709,900**

4 Bedroom, 3.50 Bathroom, 2,459 sqft

Single Family on 0.00 Acres

Donsdale, Edmonton, AB

Premium neighborhood in West end.  
(Properties of Donsdale) 2 storey home with finished basement on oversize pie shaped lot. 3539 square feet of DEVELOPED LIVING AREA!! Lots of room for large family. 4 bedrooms in total 3+1 main floor den and upstairs loft. Vaulted foyer, curved main staircase and 4 bathrooms. Shopping within walkdistance, schools and public transit very close and Anthony Hendry minutes away!

Built in 1998

### Essential Information

MLS® #	E4443822
Price	\$709,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,459
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
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	14
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 July 7th, 2025 at 12:32pm MDT