

## \$549,900 - 1943 Davidson Wynd, Edmonton

MLS® #E4444153

**\$549,900**

3 Bedroom, 3.50 Bathroom, 1,603 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

This could be YOUR FOREVER FAMILY HOME! Amazing location w/Desrochers Playground & St. Thomas Aquinas Elementary just a stroll away. Meticulously maintained by original owners, this Pacesetter Home offers 2260 sqft of livable space on 3 complete levels. Fully finished basement w/cozy rec room is a great space for kids to whine-down, PLUS, 4pc bath & lots of storage space. Welcoming foyer is complimented by powder room & convenient mud-room w/built-ins & access to garage. GORGEOUS GREAT ROOM showcases luxury plank flooring, gas fireplace w/mantle & garden door access to full width back deck in fully landscaped & fenced yard. Heart of home is distinctive kitchen w/gas range, SS appliances, center island w/sink, to-ceiling cabinetry, quartz countertops, mosaic tile backsplash, pantry & great dinette w/view of yard. Iron spindled railing leads to upper-level laundry closet, 2 jr rooms, 4pc bath & luxury owners suite w/built-in shelves, large WIC & spa inspired ensuite showcasing tiled/glass shower. MUST SEE!

Built in 2018

### Essential Information

MLS® # E4444153

Price \$549,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,603
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1943 Davidson Wynd
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Thomas Aquinas
Middle	D.S. MACKENZIE SCHOOL
High	DR. ANNE ANDERSON

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on June 28th, 2025 at 1:17am MDT