

## **\$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 | 23             |
| Zoning         | Zone 55        |
| HOA Fees       | 175            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 31st, 2025 at 8:02pm MDT