

## **\$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	49
Zoning	Zone 55
HOA Fees	175
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 August 26th, 2025 at 4:47am MDT