

## \$799,800 - 1640 Davidson Green, Edmonton

MLS® #E4430214

**\$799,800**

4 Bedroom, 3.50 Bathroom, 2,481 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Enjoy picturesque VIEWS of a POND from this STUNNING 2480 sqft 2 storey JAYMAN home with HIGH END FINISHES, a WALK-OUT basement with a total of 4 bedrooms, 3.5 bathrooms. Upgraded with AC, 24x24 HEATED GARAGE w/floor drain, quartz counters throughout, Electrolux appliances, 4 zone sound system & SOLAR READY! The main floor has an open concept with great sized rooms overlooking the pond. The gourmet kitchen has a gas stove plus a 2nd oven built-in. Gas fireplace in the living room & hardwood throughout the main level. Integrated mudroom from the garage. Upstairs there is a large bonus room, laundry, 2 bedrooms with a full bathroom & the primary suite. Primary suite overlooks the pond, has his & her walk-in closets & a luxurious 5 piece bathroom w/ soaker tub, walk-in shower, dual vanities & make up area. The walk-out basement has a rec room with a linear electric F/P, wet bar, 4th bedroom, full bath & storage. Landscaped yard, flagstone patio with a firepit. Family friendly community, shows very well!

Built in 2017

### Essential Information

MLS® # E4430214

Price \$799,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,481                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1640 Davidson Green |
| Area        | Edmonton            |
| Subdivision | Desrochers Area     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3J3             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Hot Water Tankless, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Over Sized   |
| Is Waterfront  | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround, See Remarks  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Lake, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 55          |

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Listing information last updated on May 13th, 2025 at 1:18pm MDT