

## \$698,000 - 318 Darlington Crescent, Edmonton

MLS® #E4443822

**\$698,000**

4 Bedroom, 3.50 Bathroom, 2,459 sqft

Single Family on 0.00 Acres

Donsdale, Edmonton, AB

Premimum 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. Sopping within walkdistance, schools and public transit very close and Anthony Hendry minutes away!

Built in 1998

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443822               |
| Price          | \$698,000              |
| 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 | 53              |
| Zoning         | Zone 20         |
| HOA Fees       | 414             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 15th, 2025 at 8:02pm MDT