

## \$399,900 - 830 Daniels Way, Edmonton

MLS® #E4440461

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Discover the vibrant community of Desrocher Village! This 1234 sqft END-UNIT townhouse offers 3 bedrooms, 2.5 bathrooms, a DOUBLE ATTACHED garage with an extra long driveway, and most importantly, ZERO CONDO FEES. Enjoy the modern, open-concept floor plan that's flooded with natural light from the unobstructed, massive East-West windows. Durable vinyl floors is complemented by contemporary, neutral tones throughout. The functional U-shaped kitchen offers an abundance of counter space, storage, and is equipped with quartz countertops, subway tile backsplash, and stainless steel appliances. The living room is framed by an upgraded electric fireplace mantel with access to the duradek balcony. Upstairs, you'll find a spacious primary room with a walk-in closet and 4pce ensuite. Additionally, there's two well-sized junior rooms and 4pce main bathroom. This home has a quant front yard that's fully fenced and perfect for small pets. In the back, you'll find an elongated driveway that's suitable for large trucks.

Built in 2020

### Essential Information

MLS® # E4440461

Price \$399,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,235                |
| Acres          | 0.00                 |
| Year Built     | 2020                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 830 Daniels Way |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4C8         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Exterior Walls- 2"x6", Front Porch, Parking-Extra, Vinyl Windows |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Level Land, Schools |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 2              |
| 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 June 7th, 2025 at 9:02pm MDT