

## \$730,000 - 1652 Davidson Green, Edmonton

MLS® #E4446586

**\$730,000**

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 CHEF™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          | \$730,000              |
| 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         72  
Zoning                      Zone 55  
HOA Fees                  175  
HOA Fees Freq.        Annually

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