

## \$485,000 - 918 Daniels Loop, Edmonton

MLS® #E4438749

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,571 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Step into style and comfort with this beautifully designed half duplex – the perfect blend of function, ideal for growing families or savvy investors. From the moment you walk in, you™ll appreciate the thoughtful details throughout. The bright and airy main floor boasts an open-concept layout with a stunning kitchen, complete with a generously sized island, built-in coffee bar, and a dedicated dining area – ideal for hosting or everyday family meals. A convenient half bath adds to the main floor's functionality. Upstairs you'll find a spacious primary bedroom, two additional bedrooms, a full main bath & a separate laundry room with a handy sink for added convenience. A separate side entrance offers exciting potential for a future basement suite – great for added income or extended family living ! Situated close to major highways, shopping, schools, parks & all of the amenities you need, this home is truly move-in ready.

Built in 2021

### Essential Information

MLS® #	E4438749
Price	\$485,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	918 Daniels Loop
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C8

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Walk-up Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	4
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 May 31st, 2025 at 5:32pm MDT