

## \$384,900 - 838 Daniels Way, Edmonton

MLS® #E4452037

**\$384,900**

2 Bedroom, 2.50 Bathroom, 1,260 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

**\*\*NO CONDO FEES -MOVE IN READY\*\*** This 1259sq ft 2 storey attached home is ready for a new family! As you enter the main level you will notice the open concept dining, kitchen with large island, s/s appliances including a bar fridge and coffee bar, quartz counter tops and living room with electric fireplace and feature wall. The upper level offers 2 large primary suites with ensuites and W/I closets. There is a balcony for hot Summer nights, fenced SE facing front yard, access to the heated double garage with workshop area and extra long driveway. Close to all amenities, EIA, Hwy 2 and Anthony Henday. Shows 10/10!

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452037      |
| Price          | \$384,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,260         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |



|          |                      |
|----------|----------------------|
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 838 Daniels Way |
| Area        | Edmonton        |
| Subdivision | Desrochers Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4C8         |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Hot Water Natural Gas, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                            |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Wall Mount                                                                                                 |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 42               |

Zoning

Zone 55

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Listing information last updated on September 18th, 2025 at 10:02pm MDT