

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

MLS® #E4438749

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,571 sqft  
Single Family on 0.00 Acres

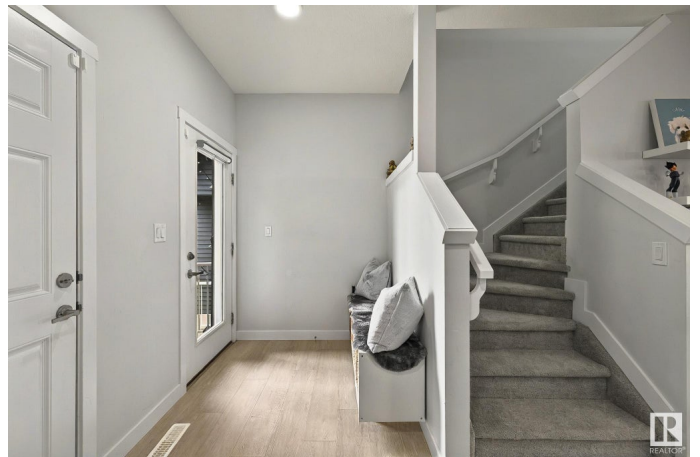
Desrochers Area, Edmonton, AB

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 | 28             |
| Zoning         | Zone 55        |
| HOA Fees       | 175            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 24th, 2025 at 12:17am MDT