

## \$830,000 - 617 Dalhousie Crescent, Edmonton

MLS® #E4446613

**\$830,000**

4 Bedroom, 3.50 Bathroom, 2,777 sqft

Single Family on 0.00 Acres

Donsdale, Edmonton, AB

Fantastic location in the prestigious Properties of Donsdale! Just under 3,900 Square feet of living space with the walk out basement. Backing south onto greenspace leading to and with a view of a quaint pond. Custom-built home has 9ft ceilings, elegant split staircase, large kitchen with island and custom pantry, flex room for dining/office or bedroom. Walk out from the kitchen to a large south facing deck with natural gas BBQ & power awning. Walk out from lower level family room to the covered patio area. Upper floor bonus room has large windows & remote blind. The primary suite has 4-piece ensuite with soaker tub & His & Hers walk in closets. Large second bdrm has a 3-piece ensuite & walk-in closet, third bdrm is also ample size. The walkout basement has plenty of flex space options and a 3 piece bathroom, large fourth bedroom, a family or rec room that opens to the patio, the fire pit area and the beautiful, paradise like, private back yard. Nice crescent location.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446613  |
| Price     | \$830,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,777                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 617 Dalhousie Crescent |
| Area        | Edmonton               |
| Subdivision | Donsdale               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6M 2T4                |

### **Amenities**

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Walkout Basement |
| Parking   | Double Garage Attached, Over Sized                               |

### **Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | ensuite bathroom                     |
| Appliances        | See Remarks                          |
| Heating           | Forced Air-1, Hot Water, Natural Gas |
| Fireplace         | Yes                                  |
| Fireplaces        | Mantel, Three Sided                  |
| Stories           | 3                                    |
| Has Basement      | Yes                                  |
| Basement          | Full, Finished                       |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Stucco                              |
| Exterior Features | Private Setting, Sloping Lot, See Remarks |
| Roof              | Cedar Shakes                              |
| Construction      | Wood, Stucco                              |
| Foundation        | Concrete Perimeter                        |

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        23  
Zoning                    Zone 20

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