

## \$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        8  
Zoning                    Zone 20

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 July 16th, 2025 at 7:32pm MDT