

## \$339,900 - 20 740 Daniels Way, Edmonton

MLS® #E4456094

**\$339,900**

2 Bedroom, 2.50 Bathroom, 1,203 sqft

Condo / Townhouse on 0.00 Acres

Desrochers Area, Edmonton, AB

Located in the neighbourhood of Desrochers in the City's southside, this lake-new property offers quick and easy access to the QEII, Gateway Blvd and the Henday, along with many shops, restaurants and schools. The property itself offers 2 Primary Suites, each with its own full ensuite baths and walk-in closets. The main floor has beautiful laminate floors, a half bathroom, quartz counters, and stainless steel appliances in the kitchen. Off the living room's patio doors is a deck that faces west. Also, there is an attached garage.

Built in 2024

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456094          |
| Price          | \$339,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,203             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 20 740 Daniels Way |
| Area        | Edmonton           |
| Subdivision | Desrochers Area    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5N1            |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Deck, Vinyl Windows               |
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |

## Interior

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

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Composition, Stone, Vinyl                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Composition, Stone, Vinyl                                    |
| Foundation        | Concrete Perimeter                                                 |

## School Information

|            |                        |
|------------|------------------------|
| Elementary | Monsignor Fee Otterson |
| Middle     | Monsignor Fee Otterson |
| High       | Louis St. Laurent      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 55             |

Condo Fee                \$228

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 September 8th, 2025 at 3:02pm MDT