

## \$799,900 - 527 Dickens Loop, Edmonton

MLS® #E4435685

**\$799,900**

6 Bedroom, 3.50 Bathroom, 2,631 sqft

Single Family on 0.00 Acres

Donsdale, Edmonton, AB

Nestled in the prestigious community of Donsdale, this beautifully maintained 2-storey custom-built home offers over 3,700 sqft of living space with 6 bedrooms and 4 bathrooms. Tucked away on a private, tree-lined cul-de-sac with one entrance/exit, you're just steps from scenic ravine trails and the river valley—perfect for walking, running, or biking. The home features soaring 9–10 ft ceilings, granite countertops, large windows, a spacious chef's kitchen, and a main floor den. Upstairs hosts 4 bedrooms including a generous primary suite, while the fully finished basement adds a rec room, 2 bedrooms, and plenty of storage. Enjoy summer evenings on the massive deck or in the oversized double garage with built-in workshop, drain, and water access. Central A/C, two furnaces, and upgraded finishes throughout. Surrounded by nature yet close to top schools, shopping, and major routes. This is luxury family living in a truly special location.

Built in 1998

### Essential Information

MLS® #	E4435685
Price	\$799,900
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,631
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	527 Dickens Loop
Area	Edmonton
Subdivision	Donsdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2S1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Exercise Room, Exterior Walls- 2"x6", Front Porch
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping

	Nearby, Stream/Pond, Treed Lot, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	8
Zoning	Zone 20
HOA Fees	365.65
HOA Fees Freq.	Annually

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