

\$534,999 - 1286 Daniels Crescent, Edmonton

MLS® #E4444144

\$534,999

4 Bedroom, 3.50 Bathroom, 1,423 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

INVESTOR/FIRST TIME BUYER ALERT!!
FULLY FINISHED HOME W/ A LEGAL BASEMENT SUITE READY 4 RENTAL! This beautiful 2-storey Duplex offers the **BEST VALUE** in SW w/over 1,900 sq ft finished living space. Upstairs offers 3 large bedrooms with the master featuring his&hers closets, 2 full baths + laundry! The main floor leading in from the garage offers a mudroom that leads to a walkthrough pantry. The **FULLY FINISHED LEGAL BASEMENT RENTAL SUITE** offers 1bed+1bath, 2nd set of appliances (including 2nd set of washer/dryer & 2nd furnace). This home features a rear deck and a **MASSIVE** size backyard. The upcoming Valley Line LRT, **UPCOMING HOSPITAL, SCHOOLS & parks, Restaurants, Rec centre, Amazon warehouse, and Airport** are all within a few mins away! **BRAND NEW** home awaits you! Live up/rent basement? or **RENT BOTH** separately! The possibilities are endless. Total 4 Bed + 3.5 Bath = 2 RENTAL UNITS. Donâ€™t miss out on this opportunity.

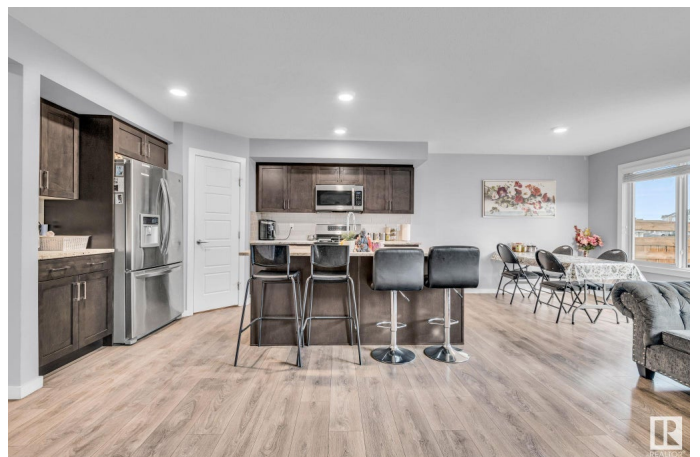
Built in 2016

Essential Information

MLS® # E4444144

Price \$534,999

Bedrooms 4



| | |
|----------------|---------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,423 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1286 Daniels Crescent |
| Area | Edmonton |
| Subdivision | Desrochers Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3J1 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 24th, 2025
Days on Market 27
Zoning Zone 55
HOA Fees 180
HOA Fees Freq. Annually

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