

\$544,900 - 1286 Daniels Crescent, Edmonton

MLS® #E4444144

\$544,900

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.

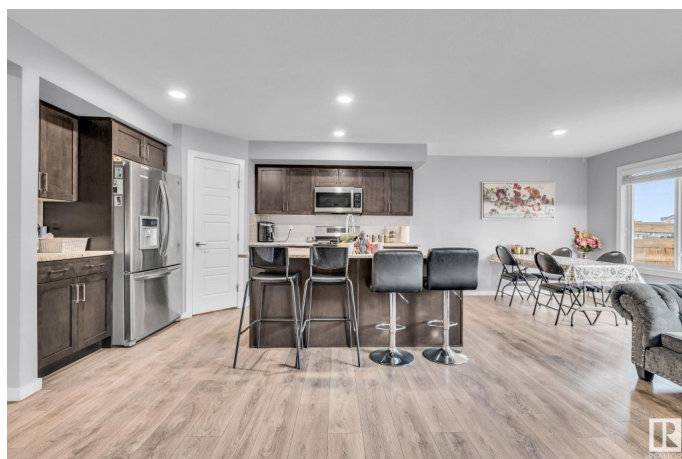
Built in 2016

Essential Information

MLS® # E4444144

Price \$544,900

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 10
Zoning Zone 55
HOA Fees 180
HOA Fees Freq. Annually

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