

## \$529,000 - 1286 Daniels Crescent, Edmonton

MLS® #E4451100

**\$529,000**

4 Bedroom, 3.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

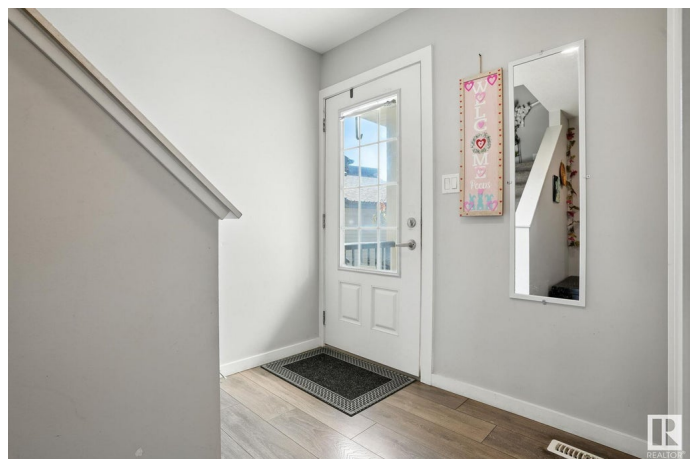
**INVESTOR & FIRST-TIME BUYER ALERT!**  
**LEGAL BASEMENT SUITE!** Fully finished 2 storey duplex in SW offers unbeatable value of 1,900 sq ft developed living space & TWO complete RENTAL units under one roof! Upstairs features 3 spacious bed including a primary suite w/his & hers closets, 2 full baths, & convenient upstairs laundry. The main floor welcomes you w/an attached garage, mudroom, WALKTHROUGH pantry & bright open-concept kitchen/living area leading to a rear deck & HUGE backyard – perfect for future tenants or your own enjoyment. A fully finished LEGAL BASEMENT suite w/separate entrance including 1 bed+1 bath, full kitchen, stacked washer/dryer & its OWN furnace truly turnkey & generating rental income already. Ideal location near the upcoming hospital, Valley Line LRT, top schools, restaurants, recreation centre, Amazon warehouse, YEG Airport, parks & more! Whether you live upstairs & rent below, or rent both suites separately, the potential is massive. That's 4 bed+3.5 baths=2 income producing units.

Built in 2016

### Essential Information

MLS® # E4451100

Price \$529,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,425
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	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	August 3rd, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	180
HOA Fees Freq.	Annually

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Listing information last updated on August 4th, 2025 at 8:47am MDT