

## \$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

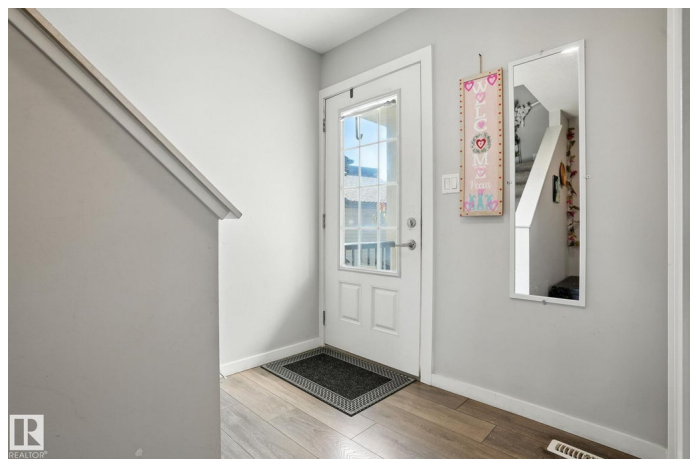
**INVESTOR & FIRST-TIME BUYER ALERT!**  
**LEGAL BASEMENT SUITE!** Fully finished 2 storey duplex in SW offers unbeatable value of 1,900 sq ft developed living space & TWO complete RENTAL units under one roof! Upstairs features 3 spacious bed including a primary suite w/his & hers closets, 2 full baths, & 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 | 5                |
| Zoning         | Zone 55          |
| HOA Fees       | 180              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 8th, 2025 at 3:02am MDT