

## \$544,900 - 1286 Daniels Crescent, Edmonton

MLS® #E4444144

**\$544,900**

4 Bedroom, 3.50 Bathroom, 1,423 sqft

Single Family on 0.00 Acres

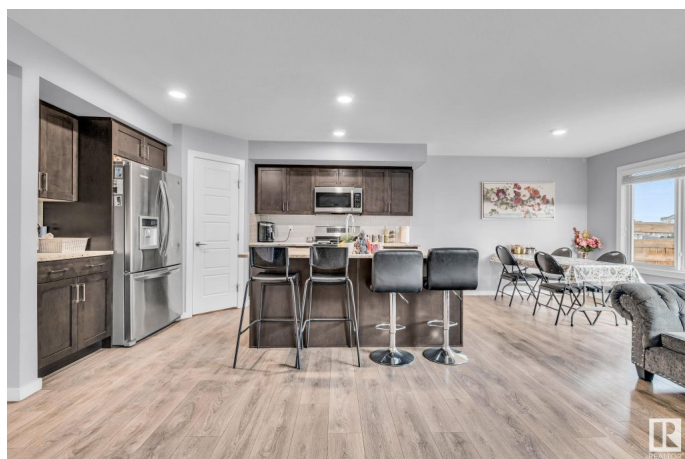
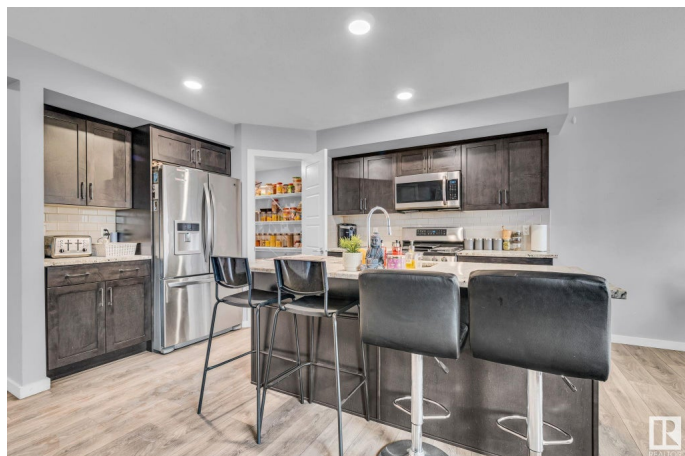
Desrochers Area, Edmonton, AB

**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                9  
Zoning                              Zone 55  
HOA Fees                         180  
HOA Fees Freq.                Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 3rd, 2025 at 4:32am MDT