

## \$1,775,000 - 417 Woodvale, Edmonton

MLS® #E4428575

**\$1,775,000**

10 Bedroom, 10.00 Bathroom, 4,886 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Investor Alert! Welcome to Hillview! This exceptional side-by-side duplex is perfect for homeowners, investors, or multi-generational living. Featuring 14 bedrooms and 10 full bathrooms, this property includes six legal suites, with main-floor dens/bedrooms and full bathrooms on both levels. Enjoy an open-concept design, high-end finishes, and a spacious master suite. Legal basement suites each offer 2 bedrooms, 1 bathroom, a private entrance, a full kitchen, and in-suite laundry. Plus, the garden suite provides a self-contained 1-bedroom, 1-bathroom unit with its own kitchen and laundry. Additional features include detached double garages, a prime location near schools, shopping, hospitals, and transit. Great turnkey opportunity!

Built in 1979

### Essential Information

MLS® #	E4428575
Price	\$1,775,000
Bedrooms	10
Bathrooms	10.00
Full Baths	10
Square Footage	4,886
Acres	0.00
Year Built	1979



Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### **Community Information**

Address	417 Woodvale
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2J9

### **Amenities**

Amenities	On Street Parking
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hillview School
Middle	Kate Chegwin School
High	J. Percy Page High School

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 16

Zoning Zone 29

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 April 18th, 2025 at 9:32am MDT