

# \$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 10

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 12th, 2025 at 9:17am MDT