

\$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 17

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 19th, 2025 at 8:32am MDT