

\$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 Suite	Yes
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 75

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 June 16th, 2025 at 10:17am MDT