

# \$995,000 - N/A, Edmonton

MLS® #E4454721

**\$995,000**

8 Bedroom, 10.00 Bathroom, 3,421 sqft  
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Amazing side x side duplex with 4 legal rental units. 2 - 4 bedroom units each with a full 4 pce ensuite. 2 - 1 bedroom units. New - in late stages of construction. Centrally located with excellent access to amenities. Great rental property - similar buildings with seller renting at a 7% Cap rate.



Built in 2025

## Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4454721            |
| Price          | \$995,000           |
| Bedrooms       | 8                   |
| Bathrooms      | 10.00               |
| Full Baths     | 10                  |
| Square Footage | 3,421               |
| Acres          | 0.00                |
| Year Built     | 2025                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | 3 Storey            |
| Status         | Active              |

## Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Mccauley |

|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5H 1J5  |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### **Interior**

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | ensuite bathroom                       |
| Appliances        | None                                   |
| Heating           | Forced Air-2, See Remarks, Natural Gas |
| Stories           | 4                                      |
| Has Suite         | Yes                                    |
| Has Basement      | Yes                                    |
| Basement          | Full, Finished                         |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 13           |

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 September 18th, 2025 at 6:17am MDT