

\$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	9
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 2nd, 2025 at 1:02pm MDT