

# *E-Designs Plans Inc.*

A western Canadian company from Alberta that designs and ships home plans all across Canada, the US, and Overseas.

For more information about this plan contact the designer at: [info@edesignsplans.ca](mailto:info@edesignsplans.ca).

**Plan #: 2014815 Front Elevation**

[www.edesignsplans.ca](http://www.edesignsplans.ca)

**Call Us 1-855-675-1800**



**Rear Elevation**



**Narrow Lot Bi-Level Duplex - Basement Suite**

1272 Sq. Ft. Main Floor

440 Sq. Ft. Lower Floor

1712 Sq. Ft. Total Living Area

*Plus 750 Sq. Ft. Basement Rear Suite*

Width: 25'-0"

Depth: 52'-0" (plus deck)

Bedrooms: 2

Bathrooms: 2

Main Floor Laundry: Yes

Pantry: Yes

**Plan #: 2014815**

Exterior Walls:

Foundation:

Special Ceilings:

Fireplace:

Deck(s):

Veranda:

Attached Garage:

Office/Den:

Finished Basement Plan:

2x6 x 9 Ft. (Main Floor)

4'-6" 2x6 Pony Wall on 4' ICF  
(Other Foundations Available)

None

No

Rear

Yes (Covered)

No

No

Yes

**Narrow Lot Bi-Level Duplex - Suite in Rear of Basement.** This narrow lot plan has a second one bedroom suite with its own entrance in the rear of the basement level. The suite has an open kitchen, dining, and living room area, and a 3-piece bathroom. It shares the mechanical room with the upper level, but has space its own stackable laundry unit. The front of the basement has a recreation room that adds living space to the main floor plan, also with access to the mechanical room. The upper level is a two bedroom layout with a 3-piece bath and a laundry area. The master suite has its own 3-piece ensuite as well. The kitchen, dining, and living rooms are an open concept. the dining room has double garden doors out to a side deck. The kitchen has a large 2-door pantry as well as lots of cabinet and counter space. A great floor plan for some rental income. A very unique design.

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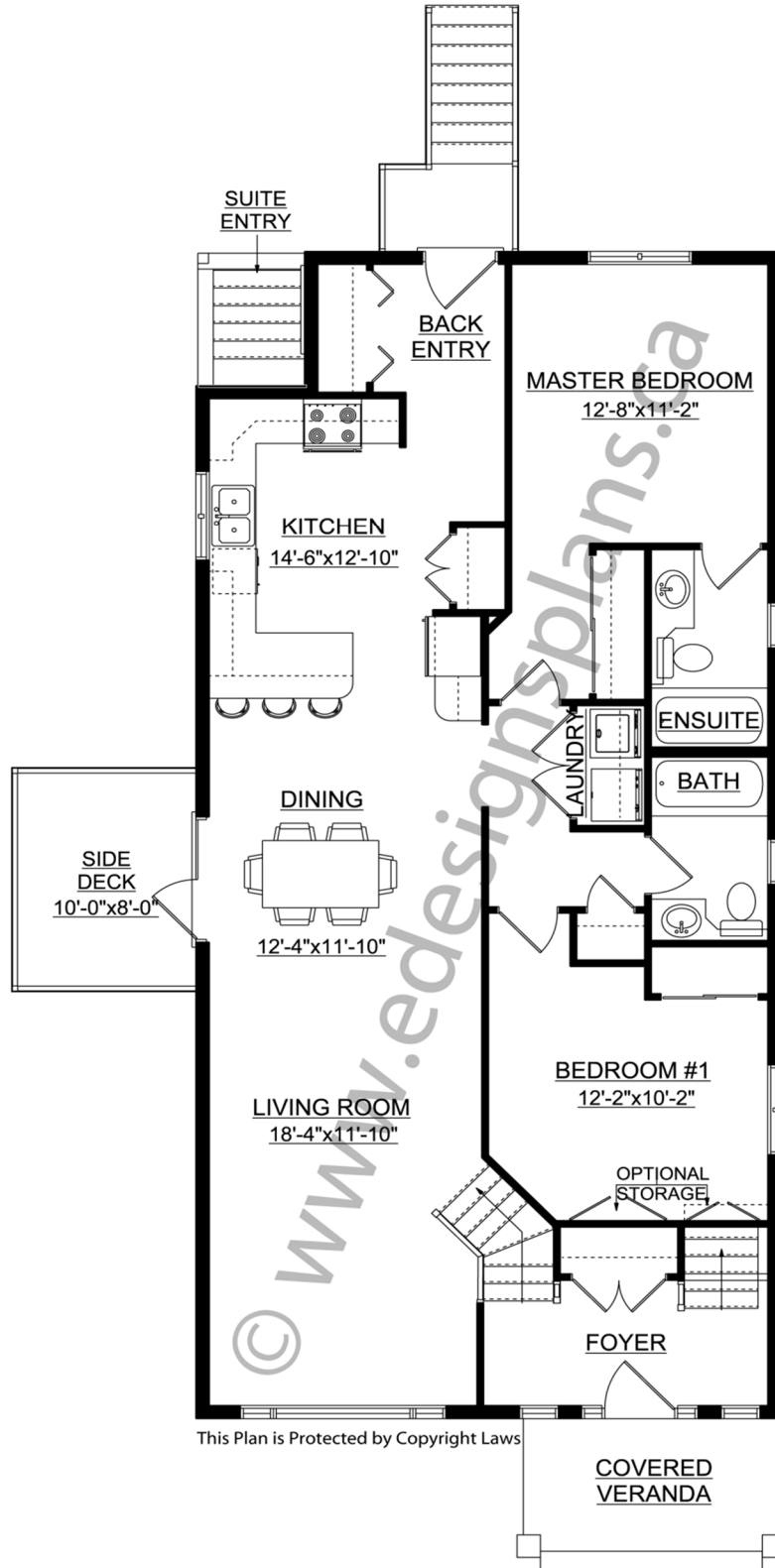
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## Main Floor



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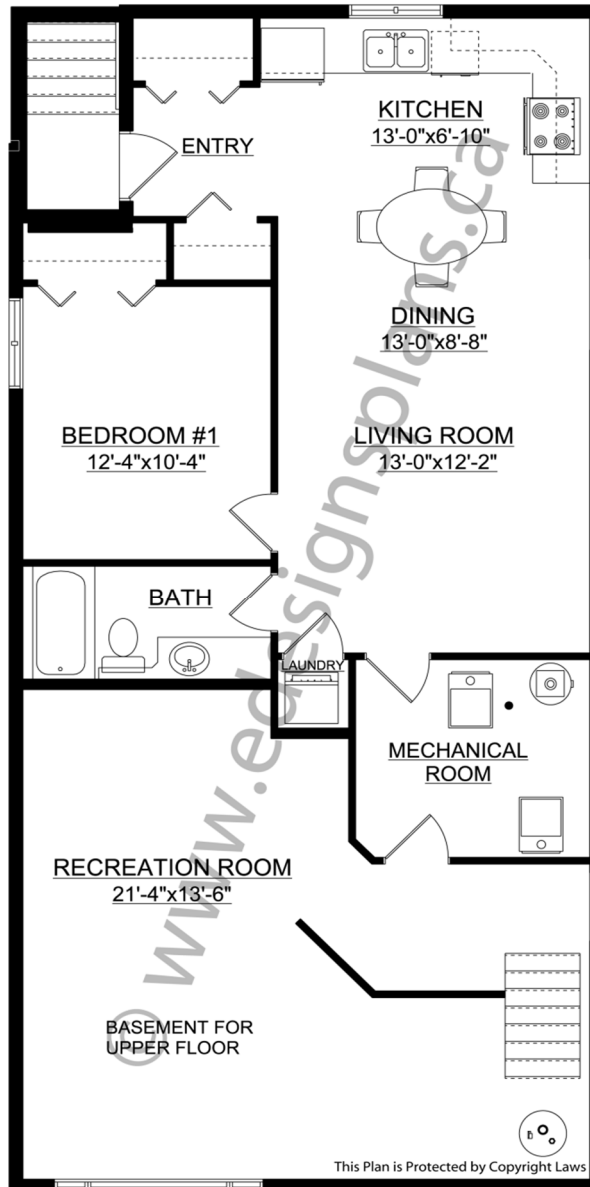
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## Basement



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