

\$450,000 - 12828 123a Street, Edmonton

MLS® #E4444934

\$450,000

4 Bedroom, 3.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Excellent investment opportunity! This fully finished duplex has 2 kitchens, 2 furnaces, separate entrance and a total of 4 bedrooms. The main floor features a bright and spacious open layout with a large kitchen/breakfast bar, living and dining space with newer flooring and laundry space. Additionally, you will find a 2 piece bath along with backyard access. Upstairs the master bedroom boasts a walk-in closet and a full 4 piece ensuite. There are also two more generously sized bedrooms and full bath. Parking is easy with the rear double detached garage with heater also perfect for extra storage. In the basement you will find a second kitchen and living room along with one large bedroom and 4 piece bath. Numerous infills in the area, situated on a street with new sidewalks and pavement, mature trees and easy access to schools, public transit and shopping you won't want to miss this opportunity!

Built in 2010

Essential Information

| | |
|------------|-----------|
| MLS® # | E4444934 |
| Price | \$450,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,527 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 12828 123a Street |
| Area | Edmonton |
| Subdivision | Calder |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 0K7 |

Amenities

| | |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft. |
| Parking | Double Garage Detached, Heated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 28th, 2025
Days on Market 6
Zoning Zone 01

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