

\$389,950 - N/A, Edmonton

MLS® #E4452484

\$389,950

4 Bedroom, 3.00 Bathroom, 5,195 sqft
Single Family on 0.00 Acres

Calder, Edmonton, AB

Incredible Investment Opportunity â€” Full 6-Plex Package! Offered as a complete package, both sides of 12730/12732 â€” 113A Street must be purchased together (no individual side sales). This rare, city-approved 6-unit property consists of two separately titled sides, each featuring a spacious 3-bedroom, 1.5-bathroom upper suite, plus two fully developed 1-bedroom basement suites â€” for a total of six legal rental units. All permits are in place and up to date. Located next to a large park, this well-maintained property has reliable long-term tenants who wish to remain, making it a turnkey cash flow opportunity. Donâ€™t miss your chance to own a high-performing multifamily asset in a great location!

Built in 1971

Essential Information

MLS® #	E4452484
Price	\$389,950
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	5,195
Acres	0.00
Year Built	1971



Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5B3

Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

Interior

Appliances	Dryer, Refrigerator, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 11th, 2025
Days on Market	1
Zoning	Zone 01

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