

## \$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        8  
Zoning                    Zone 01

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