

## \$750,000 - 13122 59 Street, Edmonton

MLS® #E4454558

**\$750,000**

8 Bedroom, 5.00 Bathroom, 2,907 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

ATTENTION INVESTORS AND THOSE LOOKING FOR A UNIQUE OWNERSHIP OPPORTUNITY!!! This property checks all the boxes - Size, Location, and Flexibility! Whether you're an investor seeking a high-yield, low-vacancy property, or a homeowner looking for multi-generational living with rental income, this unique triplex checks all the boxes. With nearly 3,700 sq.ft. of living space and a massive lot in a prime Edmonton location—this is an opportunity you don't want to miss. This SPOTLESS property features 3 UPDATED suites, one is a two story unit boasting 1869 sq ft with its own private rooftop patio. The main floor unit offers 900 sq ft and the basement unit offers 800 sq ft of living space! Garage space is definitely not an issue as there is one double detached garage, TWO TRIPLE HEATED garages and an additional single HEATED attached garage!!! Situated on a massive 16,617 sq ft lot! This property is ready for you to make your dream of real estate ownership or investing come true!

Built in 1995

### Essential Information

MLS® # E4454558

Price \$750,000



|                |                |
|----------------|----------------|
| Bedrooms       | 8              |
| Bathrooms      | 5.00           |
| Full Baths     | 5              |
| Square Footage | 2,907          |
| Acres          | 0.00           |
| Year Built     | 1995           |
| Type           | Single Family  |
| Sub-Type       | Tri-Plex       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13122 59 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0R5         |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Patio, Rooftop Deck/Patio                                                                                      |
| Parking Spaces | 12                                                                                                                   |
| Parking        | Double Garage Detached, Front/Rear Drive Access, Heated, Single Garage Attached, Triple Garage Attached, See Remarks |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Appliances        | Window Coverings                  |
| Heating           | In Floor Heat System, Natural Gas |
| Fireplace         | Yes                               |
| Fireplaces        | Mantel                            |
| Stories           | 3                                 |
| Has Suite         | Yes                               |
| Has Basement      | Yes                               |
| Basement          | Full, Finished                    |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby,<br>See Remarks |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Belvedere School |
| Middle     | Balwin School    |
| High       | M.E. LaZerte     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 02           |

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Listing information last updated on September 4th, 2025 at 5:47pm MDT