

**\$399,900 - 12714 126 Street, Edmonton**

MLS® #E4441679

**\$399,900**

3 Bedroom, 2.00 Bathroom, 901 sqft  
Single Family on 0.00 Acres

Calder, Edmonton, AB

Welcome to this beautifully updated property featuring a fully legal basement suite and a recently renovated main floor, blending modern comfort with income potential. Whether you're an investor looking to rent out both levels or a homeowner wanting to live on one floor and rent the other, this flexible layout offers the best of both worlds. Step inside the main level to find contemporary finishes throughout and a custom-designed primary closet that adds both function and flair. Downstairs, the legal suite provides a self-contained living space perfect for tenants or extended family. Outside, enjoy a spacious backyard that includes a low-maintenance turf area ideal for summer gatherings, BBQs, or simply soaking up the sun. Donâ€™t miss this opportunity â€“ whether you're looking for a home, an investment, or both!

Built in 1953

**Essential Information**

MLS® #	E4441679
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00



Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12714 126 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0X8

### **Amenities**

Amenities	Open Beam, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:17am MDT