

Courtesy Of Lori-Anne K Hayne Of Initia Real Estate

## **\$475,000 - 12004 & 12006 128 Avenue, Edmonton**

MLS® #E4448293

**\$475,000**

3 Bedroom, 1.50 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

**INVESTMENT OPPORTUNITY!!** Unlock the potential of this side-by-side duplex, 2 SEPARATE UNITS ON 1 TITLE, each a mirror image of the other. Total of 6 BEDROOMS, 4 BATHROOMS, 2 KITCHENS, 2 LIVING ROOMS. 2 units = double the living space OR rent 1 side, live in the other. EACH UNIT is a comfortable bi-level layout with 3 bedrooms & a full bath downstairs and a nice sized south facing living room, bright kitchen & dining area, 1/2 bath and laundry area upstairs, as well as a good sized storage room. With a few cosmetic updates this 2 UNIT DUPLEX has the potential for substantial appreciation. Shingles (2012), PEX waterlines throughout (2020), New furnace in 12006 (2023). Nice sized yard with storage shed, large parking pad plus street parking. Front Corner lot across from a park. Perfect investment property or mortgage helper for a savvy home buyer. Centrally located, near amenities & transit.

Built in 1989

### **Essential Information**

MLS® #	E4448293
Price	\$475,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### **Community Information**

Address	12004 & 12006 128 Avenue
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6J5

### **Amenities**

Amenities	On Street Parking
Parking	No Garage, Rear Drive Access

### **Interior**

Appliances	Dryer, Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Calder School
Middle	Rosslyn School
High	Ross Sheppard School

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	52
Zoning	Zone 01

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Listing information last updated on September 7th, 2025 at 8:17am MDT