# \$400,000 - 12828 123a Street, Edmonton

MLS® #E4449249

#### \$400,000

4 Bedroom, 3.50 Bathroom, 1,527 sqft Single Family on 0.00 Acres

Calder, Edmonton, AB

Unbelievable value! This fully finished duplex has 2 kitchens, 2 furnaces, separate entrance and a total of 4 bedrooms, so it is easy to convert into a legal suite. 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**

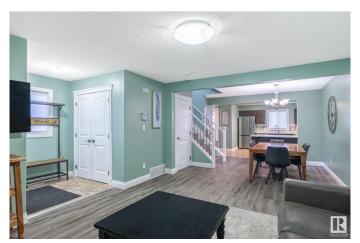
MLS® # E4449249 Price \$400,000

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 July 23rd, 2025

Days on Market 7

Zoning Zone 01

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