

## **\$780,000 - 12957 - 12959 117 Street, Edmonton**

MLS® #E4438654

**\$780,000**

10 Bedroom, 5.00 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Exceptional investment opportunity in the heart of Calder! This fully tenanted side-by-side duplex features LEGAL basement suites, offering a total of four self-contained units. The main floors feature a functional layout with 3 bedrooms, 1.5 bathrooms, a spacious living room, kitchen, and an abundance of natural light. Each basement suite includes 2 well-sized bedrooms, a full kitchen, bathroom, and generous living space. With a combined 1,813 sq ft, each unit of this four-plex has its own private entrance and separate in-suite laundry, ensuring privacy and convenience for all occupants. Situated on a quiet street, the property also includes 4 dedicated parking stalls at the rear, providing added convenience for all tenants. Close to schools, parks, a great dog park for pet lovers, and with easy access to major transit routes, this property is ideal for investors seeking a turnkey rental or buyers looking for a multi-generational living solution. Proforma and rental amounts available.

Built in 2002

### **Essential Information**

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Price \$780,000

Bedrooms 10



Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	1,813
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### **Community Information**

Address	12957 - 12959 117 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5J8

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Rear Drive Access, Stall, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
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, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 26th, 2025

Days on Market                29

Zoning                            Zone 01

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