# \$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.



## **Essential Information**

MLS® # E4438654 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 21

Zoning Zone 01

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