\$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

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 5:02pm MDT