\$550,000 - 12004 & 12006 128 Avenue, Edmonton

MLS® #E4431847

\$550,000

3 Bedroom, 1.50 Bathroom, 1,205 sqft Single Family on 0.00 Acres

Calder, Edmonton, AB

Unlock the potential of this side-by-side duplex, 2 separate units on 1 title, each a mirror image of the other. Offering a fantastic opportunity for investors or homeowners looking to build sweat equity. 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 and dining, 1/2 bath and laundry area, as well as a good sized storage room upstairs. With a few cosmetic updates this 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® # E4431847

Price \$550,000

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 April 19th, 2025

Days on Market 11

Zoning Zone 01

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