

## **\$760,000 - 12957 - 12959 117 Street, Edmonton**

MLS® #E4453502

**\$760,000**

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**

MLS® # E4453502

Price \$760,000

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                      August 18th, 2025

Days on Market                63

Zoning                            Zone 01

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