

\$279,900 - 12812 120 Street, Edmonton

MLS® #E4433404

\$279,900

6 Bedroom, 3.00 Bathroom, 1,343 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Attention Builders & Investors! Affordable 1343+ sqft, 6+1 Beds, 3 Baths, 2 kitchens, 1.5-story house on a 50 X 124.9 feet (RS) lot in Calder – This versatile lot offers exceptional investment potential. You can construct a 2-storey 4-plex with 3 basement suites (7 Units total, with Potential for 8 units with variance) to maximize revenue. You could also renovate and hold it for a future project. Alternatively, you can potentially subdivide the lot and build two skinny infill homes with basement suites or a side-by-side duplex with two basement suites – ideal for the CMHC MLI Select Program. The lot is located directly across from the Calder Community League and Calder Memorial Park. Convenient access to public transportation, Yellowhead Trail, and 97 Street. Don't miss this exceptional development opportunity – act now! Property is being sold as-is, where-is, and there are no representations or warranties.

Built in 1946

Essential Information

| | |
|------------|-----------|
| MLS® # | E4433404 |
| Price | \$279,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 1,343 |
| Acres | 0.00 |
| Year Built | 1946 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 12812 120 Street |
| Area | Edmonton |
| Subdivision | Calder |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 5N6 |

Amenities

| | |
|-----------|-------------|
| Amenities | See Remarks |
| Parking | No Garage |

Interior

| | |
|--------------|---------------------------|
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, See Remarks |
| Exterior Features | See Remarks |
| Lot Description | 50'x124.9' (Feet) |
| Roof | Asphalt Shingles |
| Construction | Wood, See Remarks |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 2 |

Zoning

Zone 01

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Listing information last updated on May 2nd, 2025 at 5:02am MDT