

\$434,900 - 12403 130 Avenue, Edmonton

MLS® #E4447340

\$434,900

6 Bedroom, 2.00 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Incredible investment opportunity with this UP/DOWN DUPLEX. With 2 Kitchens, 6 bedrooms, and situated on a corner lot (15.2 x 38.1 m2), this property has amazing potential. You can enjoy it as a cashflowing investment property, or hold it until you are ready to redevelop this ideal lot. This property is purpose-built with 2 separate front doors, 2 furnaces and 2 SEPARATE POWER AND GAS METERS. The main floor features a large bright living and dining space plus an updated kitchen. The lower unit has high ceilings, large windows and an updated 5 pc bathroom. Newer windows, SHINGLES 2024. Great access to Yellowhead and a short walk to Calder school and playground. Some photos virtually staged.

Built in 1968

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4447340 |
| Price | \$434,900 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,245 |
| Acres | 0.00 |
| Year Built | 1968 |



| | |
|----------|--------------------|
| Type | Single Family |
| Sub-Type | Duplex Up And Down |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 12403 130 Avenue |
| Area | Edmonton |
| Subdivision | Calder |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 3K9 |

Amenities

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

Interior

| | |
|--------------|--|
| Appliances | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-------------------------|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Corner Lot, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 01 |

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