# \$475,000 - 12004 & 12006 128 Avenue, Edmonton

MLS® #E4448293

#### \$475,000

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

Calder, Edmonton, AB

INVESTMENT OPPORTUNITY!! Unlock the potential of this side-by-side duplex, 2 SEPARATE UNITS ON 1 TITLE, each a mirror image of the other. Total of 6 BEDROOMS, 4 BATHROOMS, 2 KITCHENS, 2 LIVING ROOMS. 2 units = double the living space OR rent 1 side, live in the other. 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 & dining area, 1/2 bath and laundry area upstairs, as well as a good sized storage room. With a few cosmetic updates this 2 UNIT 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® # E4448293 Price \$475,000

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 July 17th, 2025

Days on Market 91

Zoning Zone 01

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