

\$760,000 - 12957 - 12959 117 St Nw, Edmonton

MLS® #E4453502

\$760,000

10 Bedroom, 6.00 Bathroom, 1,813 sqft
Single Family

Calder, Edmonton, Alberta

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. (id:6289)

Built in 2002

Essential Information

Listing #	E4453502
Price	\$760,000
Bedrooms	10
Bathrooms	6.00
Half Baths	2



Square Footage	1,813
Year Built	2002
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	12957 - 12959 117 St Nw
Subdivision	Calder
City	Edmonton
Province	Alberta
Postal Code	T5E5J8

Amenities

Features	See remarks, Flat site, Lane
Parking Spaces	4
Parking	Rear, See Remarks, Stall

Interior

Appliances	See remarks
Heating	Forced air
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Exp Realty
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