

## \$400,000 - 12828 123a Street, Edmonton

MLS® #E4449249

**\$400,000**

4 Bedroom, 3.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Unbelievable value! This fully finished duplex has 2 kitchens, 2 furnaces, separate entrance and a total of 4 bedrooms, so it is easy to convert into a legal suite. The main floor features a bright and spacious open layout with a large kitchen/breakfast bar, living and dining space with newer flooring and laundry space. Additionally, you will find a 2 piece bath along with backyard access. Upstairs the master bedroom boasts a walk-in closet and a full 4 piece ensuite. There are also two more generously sized bedrooms and full bath. Parking is easy with the rear double detached garage with heater also perfect for extra storage. In the basement you will find a second kitchen and living room along with one large bedroom and 4 piece bath. Numerous infills in the area, situated on a street with new sidewalks and pavement, mature trees and easy access to schools, public transit and shopping you won't want to miss this opportunity!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449249  |
| Price     | \$400,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,527         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12828 123a Street |
| Area        | Edmonton          |
| Subdivision | Calder            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 0K7           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft.                  |
| Parking   | Double Garage Detached, Heated |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Suite         | Yes                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 23rd, 2025

Days on Market                14

Zoning                              Zone 01

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Listing information last updated on August 6th, 2025 at 2:47pm MDT