

## **\$559,000 - 12907 & 12909 123 Street, Edmonton**

MLS® #E4461367

### **\$559,000**

8 Bedroom, 4.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Excellent investment property in the fantastic community of Calder. Unique opportunity to own side by side bungalow duplex with in-law suites and separate side entrances. Both properties have 2 bedrooms up and down with kitchenettes. Both properties also have double detached garages. Great for expanded families or for investment!

Built in 1973

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4461367      |
| Price          | \$559,000     |
| Bedrooms       | 8             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,970         |
| Acres          | 0.00          |
| Year Built     | 1973          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|         |                          |
|---------|--------------------------|
| Address | 12907 & 12909 123 Street |
| Area    | Edmonton                 |



|             |          |
|-------------|----------|
| Subdivision | Calder   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5L 0J6  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                               |
| Stories      | 2                                                                                       |
| Has Suite    | Yes                                                                                     |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stucco          |
| Exterior Features | Back Lane, Paved Lane |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Stucco          |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 01           |

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Listing information last updated on November 4th, 2025 at 7:32pm MST