

Courtesy Of Lori-Anne K Hayne Of Initia Real Estate

## **\$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 | 44              |
| Zoning         | Zone 01         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 11:02pm MDT