

## **\$540,000 - 12004 & 12006 128 Avenue, Edmonton**

MLS® #E4431847

**\$540,000**

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

Calder, Edmonton, AB

Unlock the potential of this side-by-side duplex, 2 separate units on 1 title, each a mirror image of the other. Offering a fantastic opportunity for investors or homeowners looking to build sweat equity. 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 and dining, 1/2 bath and laundry area, as well as a good sized storage room upstairs. With a few cosmetic updates this 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® #	E4431847
Price	\$540,000
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 April 19th, 2025

Days on Market 44

Zoning Zone 01

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