Courtesy Of Shawn Moore-Lyons Of Initia Real Estate

# $359,950 - 12732 113a Street, Edmonton

MLS® #E4453572

**$359,950**
4 Bedroom, 3.00 Bathroom, 5,195 sqft
Single Family on 0.00 Acres

Calder, Edmonton, AB

12730 and 12732 113A Street NW Â  Rare side-by-side bungalow duplex with six legal suites â€“ City of Edmonton major development permit available for review. Full duplex featuring two spacious 3 bedrooms / 1.5 baths upstairs and four separate 1-bedroom basement suites with full baths. Â Located across from a large off-leash dog park, this well-maintained property has reliable long-term tenants who wish to remain, making it a turnkey cash flow opportunity.Â There are six rear parking stalls with back-alley access. Donâ€™t miss your chance to own a cash flowingÂ Â multi-family asset in a great location!

Built in 1971

## Essential Information

| | |
|---|---|
| MLS® # | E4453572 |
| Price | $359,950 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 5,195 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | Half Duplex |

| | |
|---|---|
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 12732 113a Street |
| Area | Edmonton |
| Subdivision | Calder |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 5B3 |

## Amenities

| | |
|---|---|
| Amenities | See Remarks |
| Parking | 2 Outdoor Stalls |

## Interior

| | |
|---|---|
| Appliances | Dryer, Refrigerator, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

## Exterior

| | |
|---|---|
| Exterior | Wood |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | August 15th, 2025 |
| Days on Market | 77 |
| Zoning | Zone 01 |

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Listing information last updated on October 31st, 2025 at 2:17am MDT