

\$760,000 - 12957 - 12959 117 Street, Edmonton

MLS® #E4453502

\$760,000

10 Bedroom, 5.00 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Exceptional investment opportunity in the heart of Calder! This fully tenanted side-by-side duplex features LEGAL basement suites, offering a total of four self-contained units. The main floors feature a functional layout with 3 bedrooms, 1.5 bathrooms, a spacious living room, kitchen, and an abundance of natural light. Each basement suite includes 2 well-sized bedrooms, a full kitchen, bathroom, and generous living space. With a combined 1,813 sq ft, each unit of this four-plex has its own private entrance and separate in-suite laundry, ensuring privacy and convenience for all occupants. Situated on a quiet street, the property also includes 4 dedicated parking stalls at the rear, providing added convenience for all tenants. Close to schools, parks, a great dog park for pet lovers, and with easy access to major transit routes, this property is ideal for investors seeking a turnkey rental or buyers looking for a multi-generational living solution. Proforma and rental amounts available.

Built in 2002

Essential Information

MLS® # E4453502

Price \$760,000

Bedrooms 10



Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	1,813
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

Community Information

Address	12957 - 12959 117 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5J8

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Rear Drive Access, Stall, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 18th, 2025

Days on Market 38

Zoning Zone 01

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