

## \$550,000 - 12004 & 12006 128 Avenue, Edmonton

MLS® #E4431847

**\$550,000**

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          | \$550,000 |
| 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        9

Zoning                    Zone 01

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Listing information last updated on April 28th, 2025 at 11:32am MDT