

## \$579,000 - 12907 & 12909 123 Street, Edmonton

MLS® #E4453988

**\$579,000**

8 Bedroom, 4.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Excellent investment property in the fantastic community of Calder. Unique opportunity to own side by side bungalow duplex with in-law suites and separate side entrances. Both properties have 2 bedrooms up and down with kitchenettes. Both properties also have double detached garages. Great for expanded families or for investment!

Built in 1973

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4453988            |
| Price          | \$579,000           |
| Bedrooms       | 8                   |
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 1,970               |
| Acres          | 0.00                |
| Year Built     | 1973                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|         |                          |
|---------|--------------------------|
| Address | 12907 & 12909 123 Street |
| Area    | Edmonton                 |



|             |          |
|-------------|----------|
| Subdivision | Calder   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5L 0A7  |

### **Amenities**

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks                         |
| Parking   | Double Garage Detached, See Remarks |

### **Interior**

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                                 |
| Stories      | 2                                                                                         |
| Has Suite    | Yes                                                                                       |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Fenced   |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Brick, Stucco |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 13                |
| 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 September 2nd, 2025 at 10:32pm MDT