

## \$699,000 - 12812 +12814 125 Street, Edmonton

MLS® #E4453246

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,736 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Calder side-by-side bungalow duplex with legal suites. Each upstairs unit has 2 bedrooms / 1 full 4 piece bathroom & each basement suite has 2 bedrooms and 1 full 4 piece bathroom. All 4 units have upgraded kitchens. Every unit is self contained with in-suite laundry and separate entrances. There is no carpet in any of the suites. Main floor units have access to very generous raised east facing deck and front yard & the basement suites have access to a fully fenced and landscaped west facing yard. There are a total of 4 rear parking stalls. RENT: 12814 (basement) - rent \$1500 12814 (main) - rent \$1550 12812 (main) - rent \$1575 12812 (basement) - rent \$1200

Built in 1974

### Essential Information

MLS® #	E4453246
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,736
Acres	0.00
Year Built	1974
Type	Single Family



Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	12812 +12814 125 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0T9

### Amenities

Amenities	Off Street Parking, On Street Parking, Vinyl Windows
Parking Spaces	4
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Storage Shed, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-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, Flat Site, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 15th, 2025
Days on Market	1
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 August 16th, 2025 at 3:32pm MDT