

Courtesy Of Curtis L Roy and Mona C LaHaie Of RE/MAX Elite

## \$309,000 - 12828 125 Street, Edmonton

MLS® #E4424894

**\$309,000**

3 Bedroom, 2.00 Bathroom, 844 sqft  
Single Family on 0.00 Acres

Calder, Edmonton, AB

INVESTOR ALERT IN CALDER! Don't miss this 2+1 bedroom HALF DUPLEX BUNGALOW with OVERSIZED SINGLE GARAGE. Large LIVING ROOM/DINING ROOM & a U-shaped kitchen with white appliances. 2 bedrooms & a 4 pc. main bathroom plus a laundry with stacked washer & dryer complete the main level. Fully finished LOWER LEVEL with family room, SECOND KITCHEN, 1 bedroom, a 3 pc. bathroom, laundry room & a SEPERATE ENTRANCE. Upgrades include HIGH EFFICIENCY FURNACE plus a NEWER HOT WATER TANK. LOW MAINTENANCED LANDSCAPED FENCED YARD with planters boxes. PEFECT STARTER or INVESTMENT!

Built in 1992

### Essential Information

MLS® #	E4424894
Price	\$309,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	1992
Type	Single Family



Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	12828 125 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0T9

### **Amenities**

Amenities	Patio
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	7.2x38.1
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Calder School
Middle	Rosslyn School
High	Ross Sheppard School

## Additional Information

Date Listed March 10th, 2025

Days on Market 32

Zoning Zone 01

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