

\$475,000 - 12004 & 12006 128 Av Nw, Edmonton

MLS® #E4448293

\$475,000

3 Bedroom, 2.00 Bathroom, 1,205 sqft
Single Family on 0.14 Acres

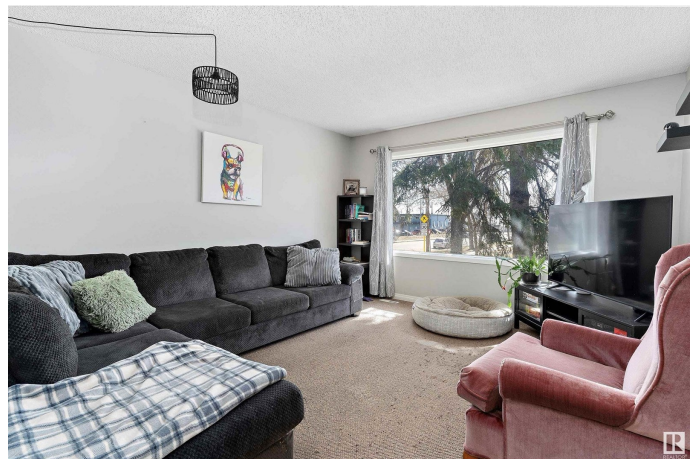
Calder, Edmonton, Alberta

INVESTMENT OPPORTUNITY!! Unlock the potential of this side-by-side duplex, 2 SEPARATE UNITS with SEPARATE SERVICES ON 1 TITLE, each a mirror image of the other. Total of 6 BEDROOMS, 4 BATHROOMS, 2 KITCHENS, 2 LIVING ROOMS. 2 units = double the living space OR rent 1 side, live in the other. 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 & dining area, 1/2 bath and laundry area upstairs, as well as a good sized storage room. With a few cosmetic updates this 2 UNIT 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. (id:6289)

Built in 1989

Essential Information

Listing #	E4448293
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1



Square Footage	1,205
Acres	0.14
Year Built	1989
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	12004 & 12006 128 Av Nw
Subdivision	Calder
City	Edmonton
Province	Alberta
Postal Code	T5E6J5

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Corner Site, See remarks
Parking	No Garage, Rear

Interior

Appliances	Dryer, Hood Fan, Storage Shed, Washer, Refrigerator, Two stoves
Heating	Forced air
Has Basement	Yes

Listing Details

Listing Office	Initia Real Estate
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