

# \$689,000 - 12812 +12814 125 St Nw Nw, Edmonton

MLS® #E4453246

**\$689,000**

4 Bedroom, 4.00 Bathroom, 1,736 sqft

Single Family on 0.13 Acres

Calder, Edmonton, Alberta

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 (id:6289)

Built in 1974

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4453246      |
| Price          | \$689,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Square Footage | 1,736         |
| Acres          | 0.13          |
| Year Built     | 1974          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

## Community Information



|             |                           |
|-------------|---------------------------|
| Address     | 12812 +12814 125 St Nw Nw |
| Subdivision | Calder                    |
| City        | Edmonton                  |
| Province    | Alberta                   |
| Postal Code | T5L0T9                    |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Playground, Vinyl Windows |
| Features       | Flat site, Lane           |
| Parking Spaces | 4                         |
| Parking        | Stall                     |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Storage Shed, Gas stove(s), Window Coverings, Dryer, Refrigerator, Two Washers |
| Heating      | Forced air                                                                                 |
| # of Stories | 1                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Suite                                                                                      |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Arteam Realty |
|----------------|----------------------------|



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