

## \$839,900 - 12940 120 Street, Edmonton

MLS® #E4428756

**\$839,900**

8 Bedroom, 5.00 Bathroom, 2,104 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Investors and savvy home buyers - welcome to vibrant and mature Calder and Welcome Home! A rare find that offers four self-contained units, located on a quiet street with mature trees, this two storey side-by-side duplex saw lots of recent upgrades including furnaces, hot water tanks, kitchens, appliances, laundries, bathrooms, doors, paint and trim, lighting fixtures, flooring, roof, windows, and so much more! Enjoy your summer nights on a brand new deck with access to a back yard and a four car garage with extra parking pads for your visitors or tenants. Live in one unit and rent the other three! This property needs to be seen in person to be fully appreciated! \*Some photos are virtually staged\*

Built in 1986

### Essential Information

MLS® #	E4428756
Price	\$839,900
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	2,104
Acres	0.00



Year Built	1986
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### **Community Information**

Address	12940 120 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5N7

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking Spaces	8
Parking	Parking Pad Cement/Paved, Quad or More Detached

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-2, See Remarks, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	See Remarks, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Wood

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	28

## 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 April 30th, 2025 at 11:47pm MDT