

## \$205,000 - 12906 128 Street, Edmonton

MLS® #E4436530

**\$205,000**

2 Bedroom, 1.00 Bathroom, 768 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Prime Redevelopment Opportunity | Front/Back Duplex Potential | Bungalow in Excellent Location Attention builders, investors, and visionaries! This 2-bedroom bungalow sits on a great lot in a highly walkable neighbourhood—just steps from public transit, schools, and parks. Whether you're looking to renovate or redevelop, the possibilities here are full of potential. The home features a spacious living room, main floor laundry, and central air conditioning for added comfort. The yard is fully fenced and includes a single detached garage. While the property requires extensive cosmetic renovation, the lot and location make this a standout opportunity for a front/back duplex project or your next investment flip. The home is being sold as-is, where-is (smoked in for decades)—offering exceptional value for the right buyer with a vision. Don't miss your chance to reimagine this property in a sought-after community!

Built in 1944

### Essential Information

MLS® #	E4436530
Price	\$205,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	768
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12906 128 Street
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1E5

### Amenities

Amenities	See Remarks
Parking	Rear Drive Access, Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	May 15th, 2025
-------------	----------------

Days on Market 32

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 June 16th, 2025 at 4:17am MDT