

## \$450,000 - 12727 123a Street, Edmonton

MLS® #E4457667

**\$450,000**

5 Bedroom, 3.50 Bathroom, 1,685 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Massive duplex with 2 kitchens! Well maintained newer half duplex with 5 bedrooms, 4 bathrooms and a double garage! Fully finished basement with side entrance, 2nd kitchen, 2nd laundry and 2 furnaces! Enter through the front door into your generous foyer with gleaming laminate flooring. The open concept living, dining and kitchen space will impress. Plenty of room for your flat screen tv, oversized dining area and a spacious island kitchen with pantry. There is also a 1/2 bathroom and main floor laundry. Well laid out rear entry with seat leads out to your deck overlooking your fenced in yard and double garage with back lane access. Upstairs to your 3 large bedrooms including a master bedroom with walk-in closet and 3 piece ensuite plus there is a 4 piece main bath. Fully finished basement features 2 bedrooms, one bathroom, living room, kitchen and laundry room. Convenient location close to Yellowhead freeway, downtown, shopping, schools and off leash dog park.

Built in 2008

### Essential Information

MLS® # E4457667

Price \$450,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,685
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12727 123a Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0K6

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 13th, 2025
Days on Market	1
Zoning	Zone 01

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Listing information last updated on September 14th, 2025 at 12:32am MDT