

## \$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 | 20              |

## Zoning

## Zone 01

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Listing information last updated on April 23rd, 2025 at 1:47pm MDT