

## \$279,900 - 12812 120 Street, Edmonton

MLS® #E4433404

**\$279,900**

6 Bedroom, 3.00 Bathroom, 1,343 sqft

Single Family on 0.00 Acres

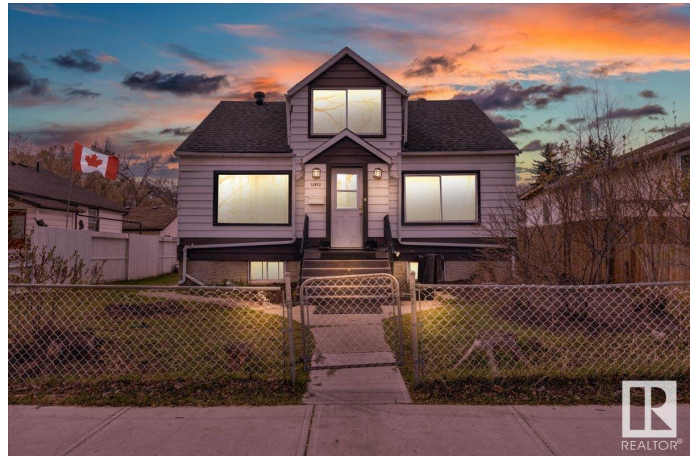
Calder, Edmonton, AB

Attention Builders & Investors! Affordable 1343+ sqft, 6+1 Beds, 3 Baths, 2 kitchens, 1.5-story house on a 50 X 124.9 feet (RS) lot in Calder – This versatile lot offers exceptional investment potential. You can construct a 2-storey 4-plex with 3 basement suites (7 Units total, with Potential for 8 units with variance) to maximize revenue. You could also renovate and hold it for a future project. Alternatively, you can potentially subdivide the lot and build two skinny infill homes with basement suites or a side-by-side duplex with two basement suites – ideal for the CMHC MLI Select Program. The lot is located directly across from the Calder Community League and Calder Memorial Park. Convenient access to public transportation, Yellowhead Trail, and 97 Street. Don't miss this exceptional development opportunity – act now! Property is being sold as-is, where-is, and there are no representations or warranties.

Built in 1946

### Essential Information

MLS® #	E4433404
Price	\$279,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3



Square Footage	1,343
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12812 120 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5N6

### **Amenities**

Amenities	See Remarks
Parking	No Garage

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	See Remarks
Lot Description	50'x124.9' (Feet)
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	2

## Zoning

## Zone 01

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Listing information last updated on May 2nd, 2025 at 7:32am MDT