

## \$309,000 - 12828 125 Street, Edmonton

MLS® #E4424894

**\$309,000**

3 Bedroom, 2.00 Bathroom, 844 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

INVESTOR ALERT IN CALDER! Don't miss this 2+1 bedroom HALF DUPLEX BUNGALOW with OVERSIZED SINGLE GARAGE. Large LIVING ROOM/DINING ROOM & a U-shaped kitchen with white appliances. 2 bedrooms & a 4 pc. main bathroom plus a laundry with stacked washer & dryer complete the main level. Fully finished LOWER LEVEL with family room, SECOND KITCHEN, 1 bedroom, a 3 pc. bathroom, laundry room & a SEPERATE ENTRANCE. Upgrades include HIGH EFFICIENCY FURNACE plus a NEWER HOT WATER TANK. LOW MAINTENANCED LANDSCAPED FENCED YARD with planters boxes. PEFECT STARTER or INVESTMENT!

Built in 1992

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4424894      |
| Price          | \$309,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 844           |
| Acres          | 0.00          |
| Year Built     | 1992          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12828 125 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0T9          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Patio                              |
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                              |
| Stories      | 2                                                                                                                                      |
| Has Basement | Yes                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 7.2x38.1                                                                                                                     |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Calder School        |
| Middle     | Rosslyn School       |
| High       | Ross Sheppard School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 40               |
| Zoning         | Zone 01          |

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Listing information last updated on April 19th, 2025 at 6:47am MDT