# \$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 â€" 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 suitesâ€"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 opportunityâ€"act now! Property is being sold as-is, where-is, and there are no representations or warranties.

Built in 1946

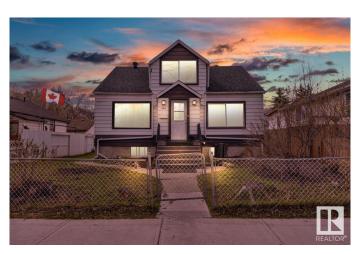
## **Essential Information**

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 1

# Zoning Zone 01

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Listing information last updated on May 1st, 2025 at 6:17am MDT