

Courtesy Of Ryland Strauss Of Exp Realty

## **\$389,900 - 12714 126 Street, Edmonton**

MLS® #E4450260

**\$389,900**

3 Bedroom, 2.00 Bathroom, 901 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Welcome to this beautifully UPGRADED home with a LEGAL basement suite, combining modern comfort, rental income, and long-term development potential. Ideal for investors seeking dual income or homeowners wanting to live up and rent down. The main floor features stylish renovations and a CUSTOM-BUILT primary closet blending function with design. The legal basement suite includes its own civic address, private front entrance, and a fully self-contained layout—perfect for tenants or extended family. Recent upgrades include a NEW hot water tank (8 months old), high-efficiency furnace, vinyl windows, and a solid roof. Situated on a spacious 50x125 ft lot with future development possibilities. Enjoy the LOW-MAINTENANCE backyard with patio, turf, string lights, and a separate grass area—great for pets or kids. A double detached garage with power adds secure parking and storage. A RARE opportunity for investment, multigenerational living, or future redevelopment!

Built in 1953

### **Essential Information**

MLS® # E4450260

Price \$389,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 901                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12714 126 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0X8          |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | No Smoking Home, Open Beam |
| Parking   | Double Garage Detached     |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 2                                                                                                         |
| Has Suite    | Yes                                                                                                       |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 30th, 2025

Days on Market                4

Zoning                            Zone 01

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Listing information last updated on August 2nd, 2025 at 10:32pm MDT