

## \$434,900 - 12403 130 Avenue, Edmonton

MLS® #E4447340

### \$434,900

6 Bedroom, 2.00 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Incredible investment opportunity with this UP/DOWN DUPLEX. With 2 Kitchens, 6 bedrooms, and situated on a corner lot (15.2 x 38.1 m2), this property has amazing potential. You can enjoy it as a cashflowing investment property, or hold it until you are ready to redevelop this ideal lot. This property is purpose-built with 2 separate front doors, 2 furnaces and 2 SEPARATE POWER AND GAS METERS. The main floor features a large bright living and dining space plus an updated kitchen. The lower unit has high ceilings, large windows and an updated 5 pc bathroom. Newer windows, SHINGLES 2024. Great access to Yellowhead and a short walk to Calder school and playground. Some photos virtually staged.

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447340  |
| Price          | \$434,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,245     |
| Acres          | 0.00      |
| Year Built     | 1968      |



|          |                    |
|----------|--------------------|
| Type     | Single Family      |
| Sub-Type | Duplex Up And Down |
| Style    | Bi-Level           |
| Status   | Active             |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12403 130 Avenue |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3K9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | No Garage, See Remarks |

### Interior

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                              |
| Stories      | 2                                                                      |
| Has Basement | Yes                                                                    |
| Basement     | Full, Finished                                                         |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Brick, Stucco     |
| Exterior Features | Corner Lot, See Remarks |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Brick, Stucco     |
| Foundation        | Concrete Perimeter      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 01         |

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Listing information last updated on August 11th, 2025 at 8:32am MDT