

## \$634,940 - 12523 129 Avenue, Edmonton

MLS® #E4427341

**\$634,940**

3 Bedroom, 3.00 Bathroom, 2,562 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Excellent Side-by-Side 2 story duplex located on a large corner lot in Calder. In the last 10 years upgrades include newer, shingles, soffits, fascia, gutters, windows, newer concrete, fencing and Garage Doors. Upgrades on the inside of both suites in the last 10 years are new kitchens, upgraded bathrooms, newer high efficiency furnaces and hot water tanks.

Built in 1972

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4427341            |
| Price          | \$634,940           |
| Bedrooms       | 3                   |
| Bathrooms      | 3.00                |
| Full Baths     | 2                   |
| Half Baths     | 2                   |
| Square Footage | 2,562               |
| Acres          | 0.00                |
| Year Built     | 1972                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | 2 Storey            |
| Status         | Active              |

### Community Information

Address 12523 129 Avenue



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Calder   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5L 4L5  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                            |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Brick, Metal                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

### School Information

|            |               |
|------------|---------------|
| Elementary | Calder School |
| Middle     | Roslyn School |
| High       | St Joes       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 01          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)  
Listing information last updated on May 3rd, 2025 at 6:02am MDT