

\$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 3

Zoning Zone 01

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