

## \$569,900 - 12836 123a Street, Edmonton

MLS® #E4446896

**\$569,900**

5 Bedroom, 4.00 Bathroom, 1,775 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

An amazing investment & ownership opportunity! This air conditioned 5 bedroom & 3.5 bath home w/ a separate entrance & in-law suite awaits in the charming neighbourhood of Calder. On the main level, a wide open concept living space consisting of massive windows, a gas fireplace, spacious living room, 1/2 bath, all white kitchen w/ stainless steel appliances w/ gas stove, pantry & dining nook facing its low maintenance yard & heated double garage. Upstairs, your primary retreat w/ a walk in closet, 5-piece ensuite w/ dual sinks & a glass shower w/ a jacuzzi, 2 more generous sized bedrooms w/ walk in closets, 4-piece bath & laundry. Below, enter the 2 bedroom in-law suite from its separate basement exterior & interior staircases that has a full kitchen, laundry, 4 piece bath & living room! Nestled on a beautiful tree lined street, this modern home is a wise choice for any one looking for an investment property or a place to call home for many years to come that will retain its value. A rare & valuable find!

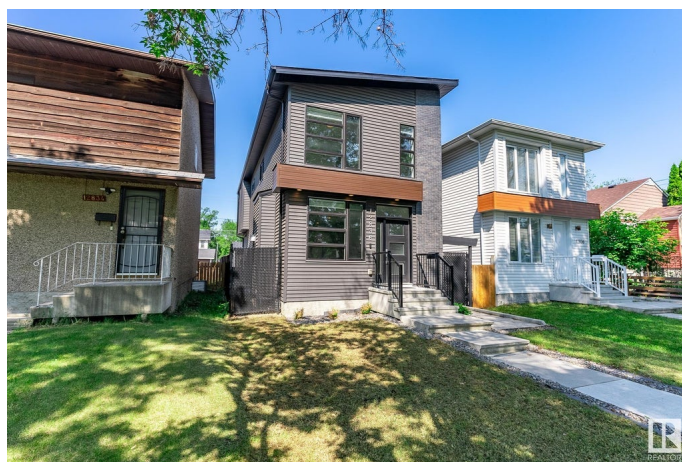
Built in 2017

### Essential Information

MLS® # E4446896

Price \$569,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,775                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12836 123a Street |
| Area        | Edmonton          |
| Subdivision | Calder            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 0K7           |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached, Heated, See Remarks                                    |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 3                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 01         |

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