

# \$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	33
Zoning	Zone 01

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