

# \$415,000 - 12714 126 Street, Edmonton

MLS® #E4438165

**\$415,000**

3 Bedroom, 2.00 Bathroom, 901 sqft  
Single Family on 0.00 Acres

Calder, Edmonton, AB

Welcome to this beautifully updated property featuring a fully legal basement suite and a recently renovated main floor, blending modern comfort with income potential. Whether you're an investor looking to rent out both levels or a homeowner wanting to live on one floor and rent the other, this flexible layout offers the best of both worlds. Step inside the main level to find contemporary finishes throughout and a custom-designed primary closet that adds both function and flair. Downstairs, the legal suite provides a self-contained living space perfect for tenants or extended family. Outside, enjoy a spacious backyard that includes a low-maintenance turf area ideal for summer gatherings, BBQs, or simply soaking up the sun. Donâ€™t miss this opportunity â€“ whether you're looking for a home, an investment, or both!

Built in 1953

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438165  |
| Price          | \$415,000 |
| 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 | Open Beam, Vinyl Windows |
| Parking   | Double Garage Detached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, 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, Level Land, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 16             |

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 June 8th, 2025 at 4:32am MDT