

Courtesy Of Ryland Strauss Of Exp Realty

## \$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                1

Zoning                            Zone 01

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Listing information last updated on July 31st, 2025 at 12:32pm MDT