

## **\$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	8
Zoning	Zone 01

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Listing information last updated on July 17th, 2025 at 10:32pm MDT