

\$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	2
Zoning	Zone 01

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