

**\$468,000 - 12707 12709 122 Street, Edmonton**

MLS® #E4459890

**\$468,000**

5 Bedroom, 3.00 Bathroom, 1,792 sqft  
Single Family on 0.00 Acres

Calder, Edmonton, AB

This side by side duplex located in a convenience area in the neighbourhood of CALDER. Both side has side entrance to basement. 12709 has living room. Kitchen looking over the dining area. 2 bedrooms and 4 piece full bath one main. Basement finished with 3 more bedrooms with another 4 piece full bath. 12707 has living room. Kitchen looking over the dining area. 2 bedrooms with 4 piece full bath on the main floor and 1 bedroom in the basement. Some newer upgrades: newer flooring, HWT, windows. Walking distance to PARK, SCHOOL, SHOPPING, PUBLIC TRANSIT and all amenities. Ideal for new development and investment.

Built in 1972

**Essential Information**

|                |                     |
|----------------|---------------------|
| MLS® #         | E4459890            |
| Price          | \$468,000           |
| Bedrooms       | 5                   |
| Bathrooms      | 3.00                |
| Full Baths     | 3                   |
| Square Footage | 1,792               |
| Acres          | 0.00                |
| Year Built     | 1972                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12707 12709 122 Street |
| Area        | Edmonton               |
| Subdivision | Calder                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5E 0L3                |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Detectors Smoke, Parking-Extra, Vinyl Windows |
| Parking   | No Garage                                     |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Brick, Stucco                                                            |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 01              |

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