

# \$399,900 - 12714 126 Street, Edmonton

MLS® #E4441679

**\$399,900**

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® #         | E4441679  |
| Price          | \$399,900 |
| 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 | Open Beam, Vinyl Windows |
| 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 01         |

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Listing information last updated on June 16th, 2025 at 2:48pm MDT