

**\$699,000 - 12812 +12814 125 Street, Edmonton**

MLS® #E4453246

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,736 sqft  
Single Family on 0.00 Acres

Calder, Edmonton, AB

Calder side-by-side bungalow duplex with legal suites. Each upstairs unit has 2 bedrooms / 1 full 4 piece bathroom & each basement suite has 2 bedrooms and 1 full 4 piece bathroom. All 4 units have upgraded kitchens. Every unit is self contained with in-suite laundry and separate entrances. There is no carpet in any of the suites. Main floor units have access to very generous raised east facing deck and front yard & the basement suites have access to a fully fenced and landscaped west facing yard. There are a total of 4 rear parking stalls. RENT: 12814 (basement) - rent \$1500 12814 (main) - rent \$1550 12812 (main) - rent \$1575 12812 (basement) - rent \$1200

Built in 1974

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4453246      |
| Price          | \$699,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,736         |
| Acres          | 0.00          |
| Year Built     | 1974          |
| Type           | Single Family |



|          |                     |
|----------|---------------------|
| Sub-Type | Duplex Side By Side |
| Style    | Bungalow            |
| Status   | Active              |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12812 +12814 125 Street |
| Area        | Edmonton                |
| Subdivision | Calder                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5L 0T9                 |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Vinyl Windows |
| Parking Spaces | 4                                                    |
| Parking        | Stall                                                |

### Interior

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Storage Shed, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                 |
| Stories      | 2                                                                                                                         |
| Has Suite    | Yes                                                                                                                       |
| Has Basement | Yes                                                                                                                       |
| Basement     | Full, Finished                                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Stucco                             |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 01           |

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Listing information last updated on September 2nd, 2025 at 6:02am MDT