

## **\$304,999 - 12709 126 Street, Edmonton**

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MLS® #E4443700

**\$304,999**

3 Bedroom, 2.00 Bathroom, 746 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Attention investors & first time home buyers.  
Small charming bungalow situated on a  
50X125 corner Redevelopment lot. Long term  
rental with great cashflow.

Built in 1949

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443700               |
| Price          | \$304,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 746                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12709 126 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |



|             |         |
|-------------|---------|
| Postal Code | T5L 0X9 |
|-------------|---------|

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 2                            |
| Has Basement | Yes                          |
| Basement     | Full, Finished               |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 01         |

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Listing information last updated on August 5th, 2025 at 10:47am MDT