

\$569,900 - 12836 123a Street, Edmonton

MLS® #E4446896

\$569,900

5 Bedroom, 4.00 Bathroom, 1,775 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

An amazing investment & ownership opportunity! This air conditioned 5 bedroom & 3.5 bath home w/ a separate entrance & in-law suite awaits in the charming neighbourhood of Calder. On the main level, a wide open concept living space consisting of massive windows, a gas fireplace, spacious living room, 1/2 bath, all white kitchen w/ stainless steel appliances w/ gas stove, pantry & dining nook facing its low maintenance yard & heated double garage. Upstairs, your primary retreat w/ a walk in closet, 5-piece ensuite w/ dual sinks & a glass shower w/ a jacuzzi, 2 more generous sized bedrooms w/ walk in closets, 4-piece bath & laundry. Below, enter the 2 bedroom in-law suite from its separate basement exterior & interior staircases that has a full kitchen, laundry, 4 piece bath & living room! Nestled on a beautiful tree lined street, this modern home is a wise choice for any one looking for an investment property or a place to call home for many years to come that will retain its value. A rare & valuable find!

Built in 2017

Essential Information

MLS® # E4446896

Price \$569,900

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,775 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 12836 123a Street |
| Area | Edmonton |
| Subdivision | Calder |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 0K7 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking | Double Garage Detached, Heated, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 01 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 12:17am MDT