

\$369,000 - 12732 127 Street, Edmonton

MLS® #E4415183

\$369,000

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

INVESTOR ALERT!!!! Unique opportunity to own this piece of property with potential commercial conversion! (\$3500/mth income) 2 legal suites (renovation done through the Cornerstone Program, \$30K worth of renovations plus a rentable garage! The 2-bedroom at the back of the house has 2 finished levels and has the living room, kitchen and bathroom on the main floor with the bedrooms upstairs. The bachelor suite is in the front of the house and has a living room/bedroom, kitchen and bathroom. Many recent improvements/replacements: newer efficient furnace (Trane), newer hot water tank, plumbing, recently replaced sewer pipe, all windows replaced, newer shingles, all appliances Stainless Steel. Both suites have in-suite washer/dryer. It is minutes to downtown and amenities. **GREAT INVESTMENT!!** 33'x124' lot

Built in 1931

Essential Information

MLS® #	E4415183
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,076



Acres	0.00
Year Built	1931
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	12732 127 Street
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1A5

Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	3
Parking	Single Garage Detached

Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

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

School Information

Elementary	Athlone School
Middle	Rosslyn School

High Ross Sheppard School

Additional Information

Date Listed December 3rd, 2024

Days on Market 136

Zoning Zone 01

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