

\$339,950 - 12732 113a Street, Edmonton

MLS® #E4453572

\$339,950

4 Bedroom, 3.00 Bathroom, 1,188 sqft
Single Family on 0.00 Acres

Calder, Edmonton, AB

12730 and 12732 113A Street NW (two titles) are being sold together (\$679,900) Rare side-by-side bungalow duplex with six legal suites â€“ City of Edmonton major development permit available for review. Full duplex featuring two spacious 3 bedrooms / 1.5 baths upstairs and four separate 1-bedroom basement suites with full baths. Located across from a large off-leash dog park, this well-maintained property has reliable long-term tenants who wish to remain, making it a turnkey cash flow opportunity. There are six rear parking stalls with back-alley access. Donâ€™t miss your chance to own a cash flowing multi-family asset in a great location!

Built in 1971

Essential Information

MLS® #	E4453572
Price	\$339,950
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,188
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Half Duplex



Style	Bungalow
Status	Active

Community Information

Address	12732 113a Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5B3

Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

Interior

Appliances	Dryer, Refrigerator, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	94
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 November 17th, 2025 at 5:02am MST