

## \$389,950 - 12732 113a Street, Edmonton

MLS® #E4453572

**\$389,950**

4 Bedroom, 3.00 Bathroom, 5,195 sqft

Single Family on 0.00 Acres

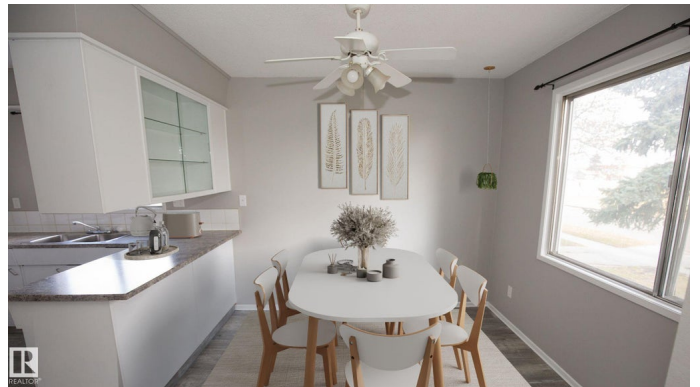
Calder, Edmonton, AB

Incredible Investment Opportunity – Full 6-Plex Package! Offered as a complete package, both sides of 12730/12732 – 113A Street must be purchased together (no individual side sales). This rare, city-approved 6-unit property consists of two separately titled sides, each featuring a spacious 3-bedroom, 1.5-bathroom upper suite, plus two fully developed 1-bedroom basement suites – for a total of six legal rental units. All permits are in place and up to date. Located next to a large park, this well-maintained property has reliable long-term tenants who wish to remain, making it a turnkey cash flow opportunity. Don't miss your chance to own a high-performing multifamily asset in a great location!

Built in 1971

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453572      |
| Price          | \$389,950     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 5,195         |
| 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 | 22                |
| Zoning         | Zone 01           |

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Listing information last updated on September 6th, 2025 at 5:02am MDT