

\$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 Suite | Yes |
| 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

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|------------|----------------|
| Elementary | Athlone School |
|------------|----------------|

| | |
|--------|----------------------|
| Middle | Rosslyn School |
| High | Ross Sheppard School |

Additional Information

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|-------------|--------------------|
| Date Listed | December 3rd, 2024 |
|-------------|--------------------|

| | |
|----------------|-----|
| Days on Market | 146 |
|----------------|-----|

| | |
|--------|---------|
| Zoning | Zone 01 |
|--------|---------|

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Listing information last updated on April 28th, 2025 at 8:02am MDT