

## \$359,950 - 12732 113a Street, Edmonton

MLS® #E4453572

### \$359,950

4 Bedroom, 3.00 Bathroom, 5,195 sqft

Single Family on 0.00 Acres

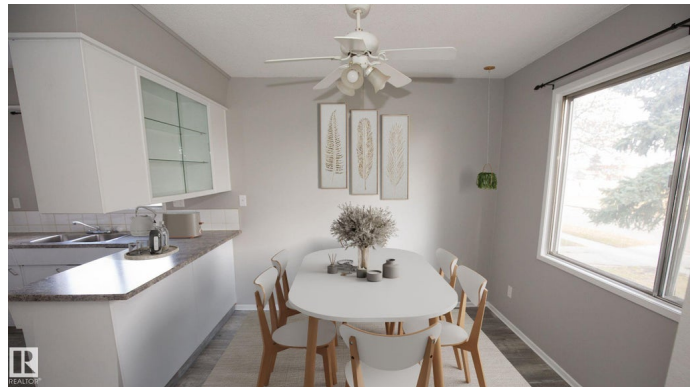
Calder, Edmonton, AB

12730 and 12732 113A Street NW Â 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. Â 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.Â There are six rear parking stalls with back-alley access. Donâ€™t miss your chance to own a cash flowingÂ Â multi-family asset in a great location!

Built in 1971

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453572      |
| Price          | \$359,950     |
| 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 | 81                |
| 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 4th, 2025 at 4:03pm MST