

## \$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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Listing information last updated on April 18th, 2025 at 5:02pm MDT