

## \$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        140

Zoning                    Zone 01

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