

\$389,950 - 12730 113a Street, Edmonton

MLS® #E4453571

\$389,950

4 Bedroom, 3.00 Bathroom, 4,560 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Incredible Investment Opportunity â€” Full 6-Plex Package! Offered as a complete package, both sides of 12730/12732 â€” 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 â€” 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. Donâ€™t miss your chance to own a high-performing multifamily asset in a great location!

Built in 1971

Essential Information

MLS® #	E4453571
Price	\$389,950
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,560
Acres	0.00
Year Built	1971
Type	Single Family



Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	12730 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	54
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 October 8th, 2025 at 9:17pm MDT