

## \$499,900 - 13512 127 Street, Edmonton

MLS® #E4448325

**\$499,900**

3 Bedroom, 2.00 Bathroom, 2,273 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Great Investment Opportunity. Side by side duplex offered for sale. Separate titles for each side but being sold as one transaction. Bungalow style offers over 1000 sq ft per side.

Basement is unfinished but does have a side entrance for future development. Large open living room. Two Bedrooms and Full bathroom. Double detached garage. Located on transit line. Close to shopping and schools.

Built in 1963

### Essential Information

MLS® #	E4448325
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,273
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	13512 127 Street
Area	Edmonton



Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1B9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Paved Lane, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	6
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 July 23rd, 2025 at 9:17am MDT