

Courtesy Of Roger Osness Of 2% Realty Edge Ab

# **\$459,500 - 13320 127 Street, Edmonton**

MLS® #E4136004

## **\$459,500**

7 Bedroom, 3.00 Bathroom, 2,300 sqft  
Single Family on 0 Acres

Wellington, Edmonton, AB

A great investment property! Zoned RA7 - Low Rise Apartment Building! Take advantage of the August 2018 legislation that now allows side-by-side duplexes to have basement suites. Two 1150 sq ft side by side duplexes (13318 & 13320) on one title. One side of the basement has a partial suite, and the other is open for development. Three bedrooms, one bathroom, and main floor laundry room on each side. Large windows up and down. Good access to all amenities & the bus runs right by. Double garage out back is separated into two. Room for a second large double garage right beside. Parking behind the garage. Lot dimensions are 62 ft x 147.9 ft (9171 sq ft or 852 sq meters).

Built in 1964

## **Essential Information**

MLS® #	E4136004
Price	\$459,500
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	2,300
Acres	0.21
Year Built	1964
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level



Status ACTIVE

### Community Information

Address 13320 127 Street  
Area Edmonton  
Subdivision Wellington  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5L 1B6

### Amenities

Features Patio, Vinyl Windows  
Parking Spaces 5  
Parking Double Garage Detached, Off Street, See Remarks  
# of Garages 2

### Interior

Interior Carpet, Ceramic Tile, Laminate Flooring  
Interior Features Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two  
Heating Forced Air-2  
Has Basement Yes  
Basement Full, Partly Finished  
# of Stories 1

### Exterior

Exterior Stucco, Vinyl  
Exterior Features Back Lane, Fenced, Flat Site, Public Transportation, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood Frame  
Foundation Concrete

### Additional Information

Zoning Low Rise Apartment RA7

Listing information last updated on June 20th, 2019 at 3:01am MDT