# \$205,000 - 12906 128 Street, Edmonton

MLS® #E4436530

#### \$205.000

2 Bedroom, 1.00 Bathroom, 768 sqft Single Family on 0.00 Acres

Athlone, Edmonton, AB

Prime Redevelopment Opportunity | Front/Back Duplex Potential | Bungalow in Excellent Location Attention builders, investors, and visionaries! This 2-bedroom bungalow sits on a great lot in a highly walkable neighbourhoodâ€"just steps from public transit, schools, and parks. Whether you're looking to renovate or redevelop, the possibilities here are full of potential. The home features a spacious living room, main floor laundry, and central air conditioning for added comfort. The yard is fully fenced and includes a single detached garage. While the property requires extensive cosmetic renovation, the lot and location make this a standout opportunity for a front/back duplex project or your next investment flip. The home is being sold as-is, where-is (smoked in for decades)â€"offering exceptional value for the right buyer with a vision. Don't miss your chance to reimagine this property in a sought-after community!

Built in 1944

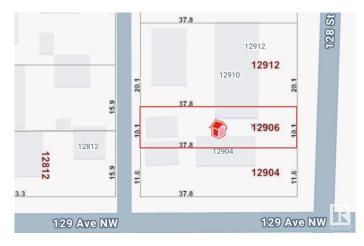
#### **Essential Information**

MLS® # E4436530 Price \$205,000

Bedrooms 2
Bathrooms 1.00







Full Baths 1

Square Footage 768
Acres 0.00
Year Built 1944

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 12906 128 Street

Area Edmonton
Subdivision Athlone
City Edmonton
County ALBERTA

Province AB

Postal Code T5L 1E5

## **Amenities**

Amenities See Remarks

Parking Rear Drive Access, Single Garage Detached

#### Interior

Appliances Air Conditioning-Central, Dryer, Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Partial, Unfinished

## **Exterior**

Exterior Wood

Exterior Features Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood Foundation Block

# **Additional Information**

Date Listed May 15th, 2025

Days on Market 35

Zoning Zone 01

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