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

MLS® #E4436530

#### \$205,000

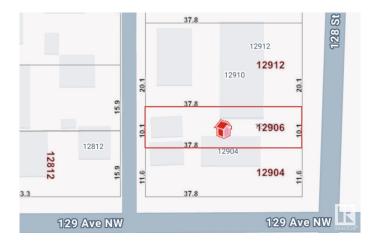
2 Bedroom, 1.00 Bathroom, 768 sqft Single Family on 0.00 Acres

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
Туре	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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Listing information last updated on June 18th, 2025 at 9:47pm MDT