

## \$750,000 - 13122 59 Street, Edmonton

MLS® #E4454558

**\$750,000**

8 Bedroom, 5.00 Bathroom, 2,907 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

ATTENTION INVESTORS AND THOSE LOOKING FOR A UNIQUE OWNERSHIP OPPORTUNITY!!! This property checks all the boxes - Size, Location, and Flexibility! Whether you're an investor seeking a high-yield, low-vacancy property, or a homeowner looking for multi-generational living with rental income, this unique triplex checks all the boxes. With nearly 3,700 sq.ft. of living space and a massive lot in a prime Edmonton location—this is an opportunity you donâ€™t want to miss. This SPOTLESS property features 3 UPDATED suites, one is a two story unit boasting 1869 sq ft with its own private rooftop patio. The main floor unit offers 900 sq ft and the basement unit offers 800 sq ft of living space! Garage space is definitely not an issue as there is one double detached garage, TWO TRIPLE HEATED garages and an additional single HEATED attached garage!!! Situated on a massive 16,617 sq ft lot! This property is ready for you to make your dream of real estate ownership or investing come true!

Built in 1995

### Essential Information

MLS® # E4454558

Price \$750,000



Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,907
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey Split
Status	Active

### **Community Information**

Address	13122 59 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0R5

### **Amenities**

Amenities	Deck, Patio, Rooftop Deck/Patio
Parking Spaces	12
Parking	Double Garage Detached, Front/Rear Drive Access, Heated, Single Garage Attached, Triple Garage Attached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Belvedere School
Middle	Balwin School
High	M.E. LaZerte

**Additional Information**

Date Listed	August 25th, 2025
Days on Market	1
Zoning	Zone 02

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