

## **\$315,000 - 12743 118 Street, Edmonton**

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MLS® #E4446589

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,014 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

This raised bungalow in Calder is an ideal starter home with many updates, a fully finished basement with its own entrance and a no-permit suite, and even a double detached garage. Nice and bright with large triple-pane windows throughout, updated main kitchen, 3+1 bedrooms and 2 baths. There are stairs up to the unfinished attic and it could be developed into a future den. Shingles are in great condition, new hot water tank was installed in 2020, oversized garage has 220V and 2 overhead doors. Spacious yard is mostly fenced and has a large vegetable garden and perennial rhubarb, strawberries, raspberries, and much more, plus there's even a little greenhouse. New sewer approximately 5 years ago. An excellent home with so much to offer!



Built in 1953

### **Essential Information**

MLS® #	E4446589
Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.00
Year Built	1953

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12743 118 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5K9

### Amenities

Amenities	Off Street Parking, On Street Parking, Greenhouse, Guest Suite, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking	220 Volt Wiring, Double Garage Detached, Over Sized

### Interior

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
Days on Market	20
Zoning	Zone 01

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