

## \$280,000 - 12722 113a Street, Edmonton

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MLS® #E4435148

**\$280,000**

3 Bedroom, 2.00 Bathroom, 805 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Calder is one of those neighbourhoods that still feels like a community. Tree-lined streets, friendly faces, and a cozy little coffee shop just a few blocks away. With the Metro NW LRT line coming soon, access to the city will only get better. This raised bungalow is bright and welcoming, with large windows and timeless white kitchen cabinets that make the space feel fresh. The open layout offers easy living, with 2 bedrooms and a full bath on the main floor. Downstairs, you'll find another full bathroom, a large rec room, and a flex room, perfect for a home office, gym, or guest space. There's even a side entrance, offering flexibility for future plans. Step outside to a big, fully fenced backyard, ideal for gardening, pets, or a quiet morning coffee. A detached single garage (+ tons of adjacent parking) adds extra storage or parking. Whether you're just starting out or settling into something more long-term, this home is full of charm and ready for what's next.



Built in 1957

### Essential Information

MLS® #	E4435148
Price	\$280,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	805
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	12722 113a Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5B3

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Park/Reserve, Picnic Area, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 8th, 2025

Days on Market 13

Zoning Zone 01

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