

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

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 5

Zoning Zone 01

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Listing information last updated on May 13th, 2025 at 4:02pm MDT