

## \$349,500 - 13107 120 Street, Edmonton

MLS® #E4447480

**\$349,500**

4 Bedroom, 2.50 Bathroom, 941 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Beautiful home in a beautiful place was nicely upgraded in 2022. Huge 46x181.45 lot, massive front & back yards full of mature trees. 4 bedrooms, 2.5 baths, 2 entrances bungalow in a mature quiet residential area close to all amenities. Main floor has a welcoming living & huge windows letting in lots of sunlight, two spacious bedrooms, completely renovated 4 pc baths, spacious kitchen with eating area & upgraded appliances completes this level with hardwood & laminate floors throughout. Head down to the completely renovated basement with 15 mm gorgeous laminate flooring throughout to find second kitchen, half bath, living area, two good size bedrooms with huge windows & another 4 pc bath. Laundry & utilities room completes this level. Massive driveway at the front and RV parking at the back as well as an oversized fully insulated (32x24) double door garage with a workshop area as well as two sheds to store all your yard tools completes this property. Upgrades include all plumbing, some electrical, new roof

Built in 1955

### Essential Information

MLS® # E4447480

Price \$349,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 941                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13107 120 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5P1          |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Workshop |
| Parking   | Double Indoor                                                                                                                         |

### Interior

|              |                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                  |
| Stories      | 2                                                                                                                                          |
| Has Basement | Yes                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                             |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Concrete, Vinyl            |
| Exterior Features | Fenced, Fruit Trees/Shrubs |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Concrete, Vinyl    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 01         |

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