

## **\$369,900 - 12734 117 Street, Edmonton**

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MLS® #E4425191

**\$369,900**

4 Bedroom, 2.00 Bathroom, 1,614 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Extremely Well Maintained 2 Storey Boasting A Stunning Large Yard & Oversized Double Detached Garage. Situated in the desirable family friendly neighborhood of Calder this home has it all, boasts over 2300 square feet of living space. On the main level you have large windows allowing for tons of natural light a formal living room with dining area, a large well appointed kitchen and a larger family room that has patio doors backing onto a deck and a LARGE BEAUTIFULLY MANICURED LARGE BACK YARD. The Upper Level offers three bedrooms and a full bathroom, the lower level has a SEPERATE ENTRANCE which allows for a SEPERATE MOTHER IN-LAW SUITE if desired and offers a large living room, bedroom, laundry area and a full bathroom. The Yard is ABSOLUTLEY STUNNING and also boasts a MECHANIC'S DREAM GARAGE along with extra large concrete parking pads allowing for extra vehicle and R.V. parking. UPGRADES INCLUDE: New Weeping Tile, New Plumbing, Newer Furnace, Newer Sidewalks, Newer Garage Door & Air-Conditioner.



Built in 1927

### **Essential Information**

MLS® #                    E4425191

Price                        \$369,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,614
Acres	0.00
Year Built	1927
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12734 117 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5J5

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Extra, See Remarks
Parking Spaces	6
Parking	Double Garage Detached, Heated, Insulated, Over Sized, See Remarks

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	Calder School
Middle	A. Blair McPherson School
High	Archbishop O'Leary School

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	23
Zoning	Zone 01

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Listing information last updated on April 3rd, 2025 at 6:02pm MDT