

## \$179,900 - 12741 117 Street, Edmonton

MLS® #E4423711

**\$179,900**

2 Bedroom, 1.00 Bathroom, 706 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

"PERFECT FOR BUILDERS, Potential to build a 6 units!" Situated on a 4562 square foot RF2 lot (32' X 143') this property would be the perfect Infill and also great for First Time Home Buyers looking for "Handyman Special!". Located close to all amenities desired and just minutes from Downtown Edmonton. Home Does Need Work. CALDER IS A VERY ATTRACTIVE NEIGHBOURHOOD AND THIS PROPERTY HAS TONS OF POTENTIAL! This property is sold "as is where is at time of possession". No warranties or representations.

Built in 1912

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4423711               |
| Price          | \$179,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 706                    |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 12741 117 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 3J6          |

## Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Infill Property |
| Parking   | No Garage       |

## Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood                                  |
| Exterior Features | Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood                                  |
| Foundation        | Concrete Perimeter                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 01         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 12:02am MDT