

## \$199,000 - 12746 116 Street, Edmonton

MLS® #E4437696

**\$199,000**

4 Bedroom, 2.00 Bathroom, 712 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

This 1950 4 bedroom bungalow has lived a good life and been home to many families. The main floor has a big living room, cozy eat in kitchen, 2 bedrooms and a full bath. The basement has 2 bedrooms, storage and utility room with bathroom. Outside there is a large yard and single detached garage. The Calder community has seen a tremendous amount of redevelopment over the past 2 decades. There are schools, parks, shopping to meet all your needs plus close proximity to the Yellowhead for easy commuting.

Built in 1950

### Essential Information

MLS® #	E4437696
Price	\$199,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	712
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	12746 116 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5H2

### **Amenities**

Amenities	Off Street Parking, On Street Parking
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Lot Description	In meters
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	33
Zoning	Zone 01

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Listing information last updated on June 23rd, 2025 at 2:02pm MDT