

## \$239,900 - 12811 126 Street, Edmonton

MLS® #E4432309

**\$239,900**

2 Bedroom, 2.00 Bathroom, 522 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Hit the JACKPOT with this charming bungalow on a large 47'x125' lot. Needs TLC and a new facelift but this one is a BEAUTY. With amazing opportunity for BUILDER, INVESTOR or first time buyer. Shingles look good, furnace and water heater are approx. 3 years old. TWO bathrooms. Private yard and detached garage. GREAT location close to all amenities; Yellowhead trail and downtown are close. Shopping, parks, schools, pools are walking distance. MUCH better than a condo. LOTS of new development in the area. DON'T miss out.

Built in 1948

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432309               |
| Price          | \$239,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 522                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 12811 126 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0Y2          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 01          |

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