

## \$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 | 97             |
| Zoning         | Zone 01        |

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