

## \$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	61
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 3rd, 2025 at 11:47am MDT