

## \$214,900 - 12975 118 Street, Edmonton

MLS® #E4453063

**\$214,900**

2 Bedroom, 1.50 Bathroom, 795 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

This custom-built one-and-a-half-storey home in the Calder community of Northwest Edmonton offers practical living space in a convenient location. The front of the property overlooks a park and is across from two schools. The main floor features an open layout with laminate flooring, a kitchen with an island, ample counter space, custom cabinetry, and functional appliances. There is also laundry, a bedroom or den, and a full bathroom on this level. Upstairs includes the primary bedroom, a bonus room, and a half bathroom. The oversized double garage provides extra storage or workspace. The fully fenced backyard has a patio, mature trees, and established landscaping. A suitable option for first-time buyers or investors looking for a starter property.

Built in 1921

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453063  |
| Price          | \$214,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 795       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1921                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12975 118 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5L1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                    |
| Stories      | 2                                                            |
| Has Basement | Yes                                                          |
| Basement     | Partial, Partially Finished                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 01           |

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