

## \$319,900 - 12813 121 Street, Edmonton

MLS® #E4437358

**\$319,900**

2 Bedroom, 2.00 Bathroom, 922 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Welcome to the mature community of Calder. Awaiting is this 1 and a Half Storey home. Upon entry, you find the living room, just off the front entry accompanied with a nice size dining room and a large patio door. Finishing off the main level is a good size kitchen with back entry and basement stairwell. As you make your way upstairs, you will find the recently renovated 4 piece bath, and two large bedrooms. Not done yet, downstairs features, a family room, den, a 3 piece bathroom and a laundry area. The recently landscaped yard with new sod offers a large back deck for those summer days of BBQ and entertaining. The property is being sold as-is, where-is with no warranties or representations due to the fact it has been a rental for years. However there is no known leaks or major repairs required. Newer Hot Water Tank, Furnace (2018), fresh paint, some new flooring, new eavestroughs to be installed end of May. If you are looking to grow your investment portfolio or finding a place to call home .

Built in 1915

### Essential Information

MLS® # E4437358

Price \$319,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00
Year Built	1915
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12813 121 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0B1

### **Amenities**

Amenities	On Street Parking, Deck, Hot Water Natural Gas
Parking	Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 5

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 25th, 2025 at 11:02am MDT