

## \$630,000 - 12802 123a Street, Edmonton

MLS® #E4442537

**\$630,000**

4 Bedroom, 2.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

This character home is nothing short of SPECTACULAR! This 1,725 sq ft, 2-storey home has it all, featuring a total of 4 bedrooms, 3 bathrooms, hardwood, ceramic, and marble floors, and a gorgeous design. The living room features a wood-burning fireplace and opens into the spacious dining room, which provides ample space for a large table. The dream kitchen features top-of-the-line stainless appliances, including a gas stove and double wall ovens. The kitchen features granite counters, a large island, and floor-to-ceiling cabinets. Upstairs, you'll find two bedrooms and a large bathroom, complete with an air jet tub. The basement features two additional bedrooms, a full bathroom, an office, and laundry facilities. In the last five years, the plumbing, electrical, basement floor, weeping tile, insulation, shingles, windows, and siding have all been replaced, along with a complete renovation of the interior. The fully fenced yard has been designed for enjoyment.

Built in 1920

### Essential Information

MLS® #	E4442537
Price	\$630,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,725
Acres	0.00
Year Built	1920
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12802 123a Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0K7

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Calder School
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### **Additional Information**

Date Listed                  June 15th, 2025

Days on Market          1

Zoning                      Zone 01

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