

**\$369,000 - 13011 123 Street, Edmonton**

MLS® #E4453813

**\$369,000**

4 Bedroom, 2.50 Bathroom, 1,133 sqft  
Single Family on 0.00 Acres

Calder, Edmonton, AB

This charming and well-maintained bungalow in Calder is a fantastic opportunity for investors, developers, or first-time buyers. The main floor features three bedrooms, including a primary with a private 2-piece ensuite, a bright 4-piece bath, a spacious living room, and a generous dining area that flows into the updated kitchen with brand-new stainless steel appliances. The basement adds even more value with a fourth bedroom, a large recreation area, and plenty of storage. Recent upgrades provide peace of mind, including a metal roof (2016), newer windows, newer furnace, central A/C, and an on-demand hot water system. Out back, youâ€™™ll find an oversized (28 x 26) heated double detached garage, a large patio perfect for entertaining, and extra space for RV parking. Ideally located near schools, shopping, transit, and a nearby off-leash dog park

Built in 1978

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4453813  |
| Price      | \$369,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,133                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13011 123 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5J 0J8          |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | See Remarks                                |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Detached, Heated, Over Sized |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Partially Finished                                                                             |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs |
| Roof              | Metal                                            |
| Construction      | Wood, Stucco, Vinyl                              |
| Foundation        | Concrete Perimeter                               |

### Additional Information

Date Listed August 20th, 2025

Days on Market 77

Zoning Zone 01

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