

## \$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 |
|------------|---------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 01         |

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Listing information last updated on June 16th, 2025 at 6:47am MDT