

## \$349,900 - 13024 123a Street, Edmonton

MLS® #E4437890

**\$349,900**

5 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Welcome to this charming raised bungalow located in the mature neighborhood of Calder. Situated on a generous 50 x 125-foot lot, this home offers ample space and fantastic potential for future development, including room to build a dream garage. Upstairs features a spacious primary bedroom along with 2 other bedrooms, a bright living area, and a functional kitchen, perfect for family living. The finished basement hosts a separate in-law suite with two bedrooms, a full kitchen, and its own private entrance—ideal for extended family or adult children. Whether you're looking to settle into a well-maintained home with room to grow or invest in a property with future development opportunities, this Calder bungalow is a fantastic choice. Shingles only 5 years old! Don't miss out on this versatile property!

Built in 1959

### Essential Information

MLS® #	E4437890
Price	\$349,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	13024 123a Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0L2

### **Amenities**

Amenities	On Street Parking, R.V. Storage
Parking	No Garage, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Back Lane, Low Maintenance Landscape
Lot Description	50x125 Feet
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Calder
Middle	St. Edmund Catholic
High	Queen Elizabeth

**Additional Information**

Date Listed            May 22nd, 2025  
Days on Market      3  
Zoning                Zone 01

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