

## **\$355,000 - 11716 129 Avenue, Edmonton**

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MLS® #E4447944

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Condo / Townhouse on 0.00 Acres

Calder, Edmonton, AB

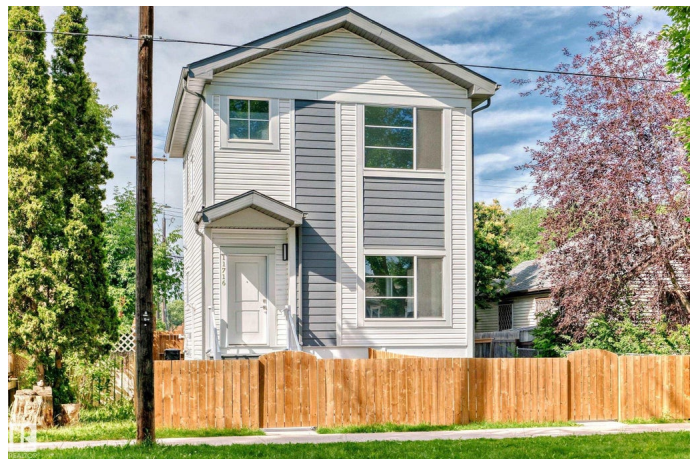
Great starter home or investment property or convert it to Airbnb rental for higher cash flow! Welcome to this stunning 2 storey front duplex situated in the convenient, mature central neighborhood location! Main floor greets you with open concept 9 feet ceiling living room offers large & bright windows for plenty of natural lighting. Spacious kitchen with modern high-gloss white color cabinetries, quartz countertops, adjacent to dining room w patio door to deck, fenced & landscaped back yard. Upper level c/w 3 bedrooms, all with large windows, a 4 pc bathroom & Master bedroom w a 3 pc ensuite & a walk-in closet. SEPARATE SIDE DOOR ENTRANCE TO 9 FEET CEILING BASEMENT has plenty spaces for future basement development. Only a few steps Calder school/Saint Edmund catholic school/park/community C/Grand Trunk off-leash dog park & all amenities. Convenient bus stop at the front door. Back yard gravel area is high potential for future garage build. Quick possession avail. Come & check this out & make this YOURS!

Built in 2024

### **Essential Information**

MLS® # E4447944

Price \$355,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11716 129 Avenue
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0M8

### Amenities

Amenities	Ceiling 9 ft.
Parking	Front/Rear Drive Access, No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed                July 15th, 2025  
Days on Market        61  
Zoning                    Zone 01

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