

## \$399,900 - 13036 123 Street, Edmonton

MLS® #E4463164

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,097 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Welcome to one of the neighborhoods most charming bungalows with over 2,000 sq ft of total living space. This lovely 3 bedroom bungalow sits adjacent to Chalmers Park & is a must see & rare find whether as an investment or as a place to call home for many years to come. This open & bright home with huge bedrooms has been tastefully renovated & updated including an entirely new custom white kitchen w/ built-in shelving, new paint up & down, brand new luxury vinyl plank flooring throughout, new baseboards, new stairs, new interior doors & hardware, a brand new double kitchen sink & faucet & freshly painted window trims & exterior doors. Sitting on an almost 6,300 square foot lot, this home's customized landscaping is one of a kind. Featuring a welcoming front step up walkway, front balcony, a beautifully kept 2-tier garden in it's back yard oasis, stone firepit area, a massive deck & an apple & cherry tree. So much potential & value awaits in the modernized yet classic home nestled in an ideal location.

Built in 1961

### Essential Information

MLS® # E4463164

Price \$399,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,097                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13036 123 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0J7          |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Deck, Front Porch, No Animal Home, No Smoking Home, See Remarks |
| Parking   | See Remarks                                                     |

### Interior

|              |                             |
|--------------|-----------------------------|
| Appliances   | Dryer, Refrigerator, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2                           |
| Has Basement | Yes                         |
| Basement     | Full, Finished              |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                         |

### Additional Information

Date Listed            October 23rd, 2025

Days on Market      2

Zoning                Zone 01

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