

## **\$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

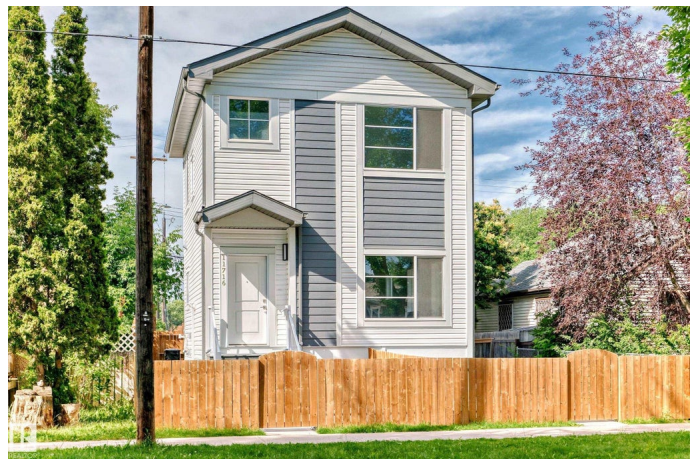
Great starter home or investment property or convert it to Airbnb rental for higher cash flow! Welcome to this stunning 2 storey front duplex situated in the convenient, mature central neighborhood location! Main floor greets you with open concept 9 feet ceiling living room offers large & bright windows 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        37  
Zoning                    Zone 01

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Listing information last updated on August 21st, 2025 at 6:02am MDT