

## **\$365,000 - 13031 116 Street, Edmonton**

MLS® #E4461677

**\$365,000**

3 Bedroom, 2.00 Bathroom, 861 sqft

Single Family on 0.00 Acres

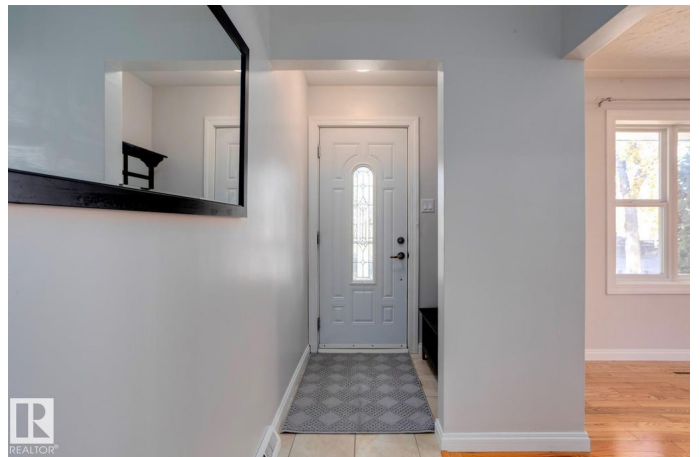
Calder, Edmonton, AB

Welcome to this beautiful raised bungalow in the lovely area of Calder. Located close to the leisure center and dog park. Recent upgrades include a brand new roof (Sept-2025), Fresh paint on the main floor (Sept-2025) & renovated main floor bathroom(2024). On the main floor you'll find hardwood floor with a larger living room, 2 bedrooms, a full bathroom, dining room & kitchen with stainless steel appliances. Large windows through-out allow for lots of natural light. Downstairs you'll find another full kitchen & Dining space, 3 piece bath, living room & bedroom, complete with separate entrance in the basement. Large windows allow for lots of natural light. Outside you'll find a large 40 x 140 yard with deck and super oversized detached double garage (21.5 x 29.5). This home is move in ready, has Air Conditioning & pride of ownership showing throughout.

Built in 1957

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4461677  |
| Price          | \$365,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 861       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1957                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13031 116 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5H6          |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck |
| Parking   | Double Garage Detached                                       |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                          |
| Stories      | 2                                                                                                                  |
| Has Suite    | Yes                                                                                                                |
| Has Basement | Yes                                                                                                                |
| Basement     | Full, Finished                                                                                                     |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

Days on Market 6

Zoning Zone 01

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Listing information last updated on October 16th, 2025 at 3:02am MDT