

## \$398,999 - 12713 116 Street, Edmonton

MLS® #E4465893

**\$398,999**

4 Bedroom, 3.50 Bathroom, 1,171 sqft  
Condo / Townhouse on 0.00 Acres

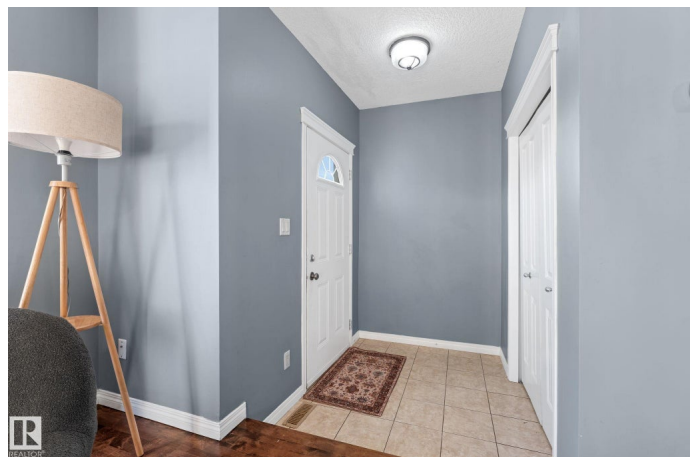
Calder, Edmonton, AB

Beautiful, affordable, and move-in ready with no condo fees! This charming half duplex is the perfect opportunity for first-time buyers or anyone looking for a versatile home with extra space. The main floor features a newly updated kitchen with modern finishes, paired with a bright, open living area ideal for family gatherings. Upstairs you'll find three generous bedrooms, offering plenty of room for everyone. The basement has been recently refreshed and includes separate access, making it an excellent option for a mother-in-law suite, guest space, or a private area for a teenager or roommate. Outside, enjoy the convenience of street parking plus a one-car detached garage, providing ample room for vehicles and storage. The fully fenced yard is perfect for kids or pets to play safely. This property combines affordability with thoughtful updates and flexible living options, don't miss your chance to make it yours!

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465893  |
| Price      | \$398,999 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,171             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12713 116 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5H1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Stove-Electric, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                        |
| # of Stories      | 2                                                                                |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Vinyl                          |
| Exterior Features | Back Lane, Fenced, Playground Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Vinyl                          |
| Foundation        | Concrete Perimeter                   |

### Additional Information

Date Listed November 15th, 2025

Days on Market 1

Zoning Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 12:47pm MST