

## **\$195,000 - 12717 116 Street, Edmonton**

MLS® #E4450824

**\$195,000**

2 Bedroom, 1.00 Bathroom, 779 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Seller financing opportunity! Looking for a project? This home has the bare bones to start your renovation project for a flip, rent out or live in. Seller has stripped down most of the interior to leave a blank slate for your finishing.

Home also has a full basement to develop with separate entrance for future suite potential. Thousands of dollars have been put in to the property including a complete regrade of the lot for proper slope around the home. Weeping tile along 3 sides of the home and membrane around the some of the exterior foundation has also been installed. Window wells, wiring, new subfloor etc. The lot is extra deep (32x142) perfect for an infill and investment opportunity. New home? Want a detached rear garage with garage suite? Lots of future potential. There are numerous infills on the street, close to schools, off leash dog park, transportation and all amenities.

Built in 1923

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4450824  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 779       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1923                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12717 116 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5H1          |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Off Street Parking |
| Parking   | Stall              |

### Interior

|              |                  |
|--------------|------------------|
| Appliances   | None             |
| Heating      | See Remarks      |
| Stories      | 1                |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 01         |

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