

\$199,900 - 11525 132 Avenue, Edmonton

MLS® #E4447700

\$199,900

3 Bedroom, 1.50 Bathroom, 1,261 sqft

Condo / Townhouse on 0.00 Acres

Calder, Edmonton, AB

CENTRALLY LOCATED CORNER UNIT TOWNHOUSE WITH LOW CONDO FEES

Welcome to this bright & spacious corner unit townhouse in the mature, tree-lined community of Calder. Just steps from parks, schools, playgrounds, public transit, & more! Enjoy peace of mind with updated sidewalks & roads currently being completed around the complex. With over 1200 SQFT above grade, plus a fully finished basement, this home offers plenty of space for families, first-time buyers, or savvy investors. The living room is filled with natural light thanks to large windows on the front and side. A perk of being a corner unit. The kitchen features floor-to-ceiling cabinetry & opens up to a spacious dining area, perfect for family meals or entertaining guests. Upstairs, you'll find a full bathroom & three generous bedrooms, including two extra-large rooms and a huge primary bedroom. Downstairs, the finished basement includes a cozy rec room & ample storage space. Additional features: New HWT, Newer washer/dryer, & a private stall.

Built in 1970

Essential Information

MLS® # E4447700

Price \$199,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,261
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11525 132 Avenue
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1A4

Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed July 14th, 2025
Days on Market 2
Zoning Zone 01
Condo Fee \$140

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