

## \$225,000 - N/A, Edmonton

MLS® #E4432305

**\$225,000**

2 Bedroom, 1.00 Bathroom, 779 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Seller financing available! 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 subloor 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® #	E4432305
Price	\$225,000
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	N/A
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	April 23rd, 2025
Days on Market	1
Zoning	Zone 01

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