

## \$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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