

## \$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                13  
Zoning                              Zone 01  
Condo Fee                        \$140

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