

## \$546,888 - 13026 120 Street, Edmonton

MLS® #E4439825

**\$546,888**

4 Bedroom, 2.50 Bathroom, 1,678 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". This air-conditioned modern duplex features 4 bedrooms, 2.5 baths, and 1,678 sq ft of stylish living space. Professionally landscaped with a privacy fence, it also includes a separate side entrance for future basement development. Enjoy over potentially \$13,000 in upgrades, including a \$9,000 smart appliance package, \$4,000 video alarm system, and Ecobee Pro heating&€”all controllable by smartphone. The main floor boasts a marble fireplace, coffered ceiling, and upgraded lighting. The primary bedroom offers a recessed ceiling and a luxurious ensuite with frameless glass shower, rainhead, and premium fixtures. Located just one block from two schools and across from a large park in a newly revitalized neighbourhood. Only 5 minutes to major shopping, 10 minutes to a Muslim school, and steps from one of the city&€”s best caf&#224;s&€”this is one of the prettiest and most well-equipped duplexes on the market.

Built in 2021

### Essential Information

MLS® #	E4439825
Price	\$546,888
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13026 120 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5N9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, Hot Wtr Tank-Energy Star, Low Flw/Dual Flush Toilet, Smart/Program. Thermostat, Vinyl Windows, Infill Property
Parking Spaces	3
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Marble Surround
Stories	2
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior                      Wood, Asphalt, Vinyl

Exterior Features      Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Schools

Roof                              Asphalt Shingles

Construction              Wood, Asphalt, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                1-2 blocks

Middle                        1 block

High                            1 block

**Additional Information**

Date Listed                June 1st, 2025

Days on Market        89

Zoning                        Zone 01

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