



# 12755 119 Street Edmonton AB

\$202,000

Charming residence featuring clinker bricks and preserved original details, positioned just across the street from the Calder Outdoor Skating Rink. The main floor boasts a versatile room with a wardrobe in place of a standard closet, while two bedrooms and a 4-piece bathroom await upstairs. The main level has a spacious living/dining room combination, a well-appointed kitchen, and an added-on sunroom complete with a convenient washer and dryer. The basement showcases a recently updated high-efficiency furnace and hot water tank. Outside, a sizable deck and a storage shed are accessible from the back alley, complementing the fully fenced yard. Some windows have been upgraded to vinyl for enhanced aesthetics and energy efficiency.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

rhoetmer@live.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net