

\$130,000 - 418 Hwy 13 W, Alder Flats

MLS® #E4466058

\$130,000

2 Bedroom, 1.00 Bathroom, 1,423 sqft

Single Family on 0.00 Acres

Alder Flats_CWET, Alder Flats, AB

Nearly Full acre in Alder Flats! Really Nice Lot with loads of useable Space for Parking, Storage and Gardening. 1,422.89 sq/ft Bungalow with Two bedrooms, 4 pc Bathroom and Nice Open Kitchen to Living Room that has a wood burning fireplace. Main Floor Laundry. Loads of potential with this property for the right new Owner! The Shop 26'x36' has heater and 100 amp service.

Built in 1950

Essential Information

MLS® #	E4466058
Price	\$130,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,423
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	418 Hwy 13 W
Area	Alder Flats



Subdivision	Alder Flats_CWET
City	Alder Flats
County	ALBERTA
Province	AB
Postal Code	T0C 0A0

Amenities

Amenities	See Remarks
Parking	Heated, Shop, See Remarks

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Level Land, Schools
Roof	Metal
Construction	Wood, Vinyl
Foundation	Block

Additional Information

Date Listed	November 18th, 2025
Zoning	Zone 90
RE / Bank Owned	Yes

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 18th, 2025 at 4:47pm MST