

## \$369,900 - 12724 117 Street, Edmonton

MLS® #E4446389

**\$369,900**

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Bungalow with FULLY FINISHED basement. OVERSIZED HEATED double garage, tons of parking. Backyard gated with vinyl fencing, fire-pit, freshly painted deck, shed (ideal for wood storage). Bench outside back door has storage. Deck has patio doors to dine-in kitchen. Fridge (3 years old) is set up for water dispenser behind it. New windows (2022) upstairs, downstairs & patio. Windows on West side have tint to reduce heat in Summer. Furnace is mid-efficiency & professionally cleaned prior to list. Textured ceiling - no popcorn. Front living room: brick fireplace, floor to ceiling windows, cork flooring. Laminate floors in kitchen & beds. Basement fully finished w/1 bedroom that has new "win-door", den, 4 piece bath, rec room, laundry room w/sink. Storage under the stairs. 2024 taxes: \$2,970.74: Lot size 565.13 sq m/1,027 sq ft. Area between kitchen & living room can be completely opened up - those walls aren't structural. Tubs and sinks were reglazed on June 15.

Built in 1983

### Essential Information

MLS® #	E4446389
Price	\$369,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12724 117 Street
Area	Edmonton
Subdivision	Calder
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5J5

### Amenities

Amenities	Deck, Fire Pit
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation	Concrete Perimeter
<b>School Information</b>	
Elementary	Calder, St. Edmund
Middle	Rosslyn, St. Edmund
High	Queen E, Arch O'Leary

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	8
Zoning	Zone 01

12724 117 St NW



- HUGE FULLY FENCED YARD
- VINYL FENCING
- NEW ROOF 2022
- BRICK FIREPLACE
- FURNACE IS MID-EFFICIENCY AND PROFESSIONALLY CLEANED IMMEDIATELY PRIOR TO LIST
- FIRE PIT WITH SHED, PERFECT FOR WOOD STORAGE
- OVERSIZED HEATED DOUBLE GARAGE
- IDEAL FOR KIDS/PETS WITH PLENTY OF GREEN SPACE
- DECK HAS PATIO DOORS TO DINE-IN KITCHEN
- SELF STICK TILE IN LAUNDRY ROOM IS 5 YEARS OLD
- HOT WATER TANK IS 15 YEARS OLD
- 1 BRAND NEW "WIN-DOOR" IN BASEMENT BEDROOM
- UNDER THE STAIR STORAGE
- UTILITY SINK IN LAUNDRY ROOM
- NO POPCORN CEILING, TEXTURED INSTEAD
- FRIDGE IS 3 YEARS OLD. IT IS SET UP FOR WATER DISPENSER BEHIND IT
- PREVIOUSLY RENTED FOR \$1,850/MONTH
- SELLER SPENT THE MONEY TO UPGRADE THE WINDOW IN THE 2ND BEDROOM TO A "WIN-DOOR". THEY SLIDE OPEN ENTIRELY, AND YOU CAN CRAWL OUT IN AN EMERGENCY
- NEWER WINDOWS UPSTAIRS, DOWNSTAIRS AND PATIO
- WINDOWS ON THE WEST SIDE HAVE A TINT TO REDUCE THE HEAT
- 10 BLOCKS TO THE YELLOWHEAD FOR EASY COMMUTE
- RECENT NEIGHBOURHOOD UPGRADES INCLUDE REMOVAL AND REPLACEMENT OF PUBLIC SIDEWALKS, CURBS, GUTTERS, AND STREET LIGHTING, AS WELL AS RECONSTRUCTION/PAVING OF ROADS
- LOT SIZE 565.13 SQ M
- TAXES \$2,970.74 IN 2024

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Listing information last updated on July 15th, 2025 at 2:32am MDT