$389,900 - 12724 117 Street, Edmonton

MLS® #E4429440

$389,900

4 Bedroom, 2.00 Bathroom, 1,027 sqft
Single Family on 0.00 Acres

Calder, Edmonton, AB

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. Solid property, well-maintained/upgraded over the years. 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 â€œwin-doorâ€•, 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 are being reglazed on June 4.

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

Built in 1983

Essential Information

MLS® #	E4429440
Price	$389,900

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 |

School Information

Elementary	Calder, St. Edmund
Middle	Rosslyn, St. Edmund
High	Queen E, Arch O'Leary

Additional Information

Date Listed	April 7th, 2025
Days on Market	48
Zoning	Zone 01