# \$379,900 - 12724 117 Street, Edmonton

MLS® #E4429440

### \$379,900

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 "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 are being reglazed on June 4.





Built in 1983

## **Essential Information**

MLS® # E4429440 Price \$379,900 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**

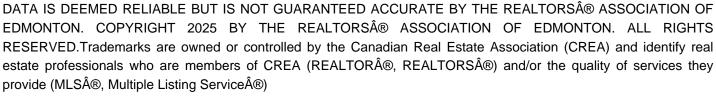
Date Listed April 7th, 2025

Days on Market 71

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



Listing information last updated on June 17th, 2025 at 11:32am MDT

