

## \$540,000 - 10950 117 Street, Edmonton

MLS® #E4461853

**\$540,000**

4 Bedroom, 2.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Step into a home that's been loved, lived in, and thoughtfully updated over time. On a generous 47 x 150 ft lot (7,050 sq ft), this 4-bedroom, 3-bath home offers over 2,600 sq ft of finished space and the kind of backyard that rarely comes with city living. Every bedroom easily fits a king bed plus a desk or sitting area, rare for the neighborhood. Picture mornings in the sun-filled kitchen with in-floor tile heat, coffee on the brick patio, and evenings around the fire pit. Raised planters overflow with perennials, and underground sprinklers keep it all lush. Inside, the chef's kitchen has durable quartz counters, and the engineered flooring adds warmth. Downstairs, a bright basement with huge windows offers storage, laundry, and room to grow. The heated 1.5 garage fits your truck, your tools, and has 60-amp power for projects. With newer Durabuilt windows, a 2022 furnace and A/C, updated electrical, and full elastomeric waterproofing, this home is ready to enjoy. Some photos virtually staged.

Built in 1951

### Essential Information

MLS® # E4461853

Price \$540,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,707                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10950 117 Street |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 3N6          |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Patio, Smart/Program. Thermostat, R.V. Storage, Sprinkler Sys-Underground, Vinyl Windows, Wall Unit-Built-In, Workshop |
| Parking Spaces | 8                                                                                                                                                                                                                                                                                                                                                         |
| Parking        | 220 Volt Wiring, Heated, Over Sized, RV Parking, Shop, Single Garage Detached                                                                                                                                                                                                                                                                             |

### Interior

|              |                                                                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Freezer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                    |
| Stories      | 2                                                                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl, Hardie Board Siding                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Shopping Nearby, Subdividable Lot, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                          |
| Construction      | Wood, Stucco, Vinyl, Hardie Board Siding                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 22                 |
| Zoning         | Zone 08            |

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Listing information last updated on November 1st, 2025 at 11:02pm MDT