

## \$399,900 - 12724 117 Street, Edmonton

MLS® #E4429440

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Bungalow w/fully finished basement. OVERSIZED HEATED double garage. Tons of parking! Huge fully fenced backyard w/vinyl fencing & fire-pit. Shed perfect for wood storage and bench outside back door provides storage. Huge yard is secure/gated for kids/pets with plenty of grass to play on and a deck for the adults. Deck has patio doors to dine-in kitchen. Fridge 3 years old and set up for water dispenser behind it. Solid property, well-maintained/upgraded over the years. New windows (2022) upstairs, downstairs & patio. Windows on the West side have a tint to reduce the heat. HWT 15 years old, furnace is mid-efficiency & professionally cleaned prior to list. Ceiling is textured - no popcorn ceiling! Cork flooring in front living room w/brick fireplace and floor to ceiling windows. Laminate floors in kitchen & beds. Basement fully finished with 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.



12724 117 St NW

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- 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 \$399,900

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	25
Zoning	Zone 01



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