

\$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

Don't miss this beautiful house with huge fully vinyl fenced backyard with fire-pit! Shed is perfect for wood storage. It's the ideal yard for kids/pets as it is secure/gated with plenty of grass to play on and a deck for the adults. Deck has patio doors to dine-in kitchen. Fridge is 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 is 15 years old, furnace is mid-efficiency and professionally cleaned prior to list, ceiling is textured - no popcorn ceiling! **OVERSIZED HEATED** double garage. Cork flooring in front living room with brick fireplace and floor to ceiling windows. Laminate floors in kitchen & beds. Basement fully finished with 1 bedroom that has new win-door, 4 piece bath, huge rec room, laundry room with sink + storage under the stairs/den. Taxes \$2,970.74 in 2024. Lot size 565.13 sq m. 1,027 sq ft.

Built in 1983

Essential Information

MLS® #	E4429440
Price	\$399,900
Bedrooms	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



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

Zoning Zone 01



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 4:02pm MDT