

\$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

- 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

A photograph of the interior of the finished basement. The room features extensive wood paneling on the walls and ceiling. A large window is visible on the right side, and a doorway leads to another room. The floor appears to be a light-colored material, possibly tile or laminate.

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 | 27 |
| 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 May 4th, 2025 at 4:17pm MDT