

Courtesy Of Mina D Gayed Of Mozaic Realty Group

\$524,900 - 2415 117 Street, Edmonton

MLS® #E4427495

\$524,900

5 Bedroom, 3.50 Bathroom, 1,803 sqft
Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

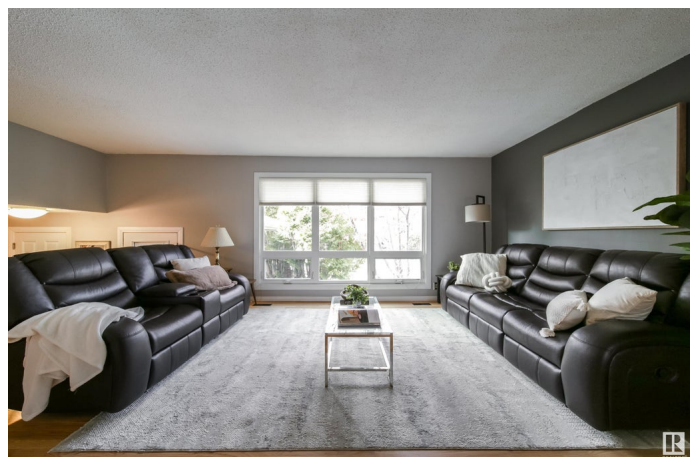
Pride of ownership radiates throughout this immaculate 5 bed, 3.5 bath family home, offering over 1,800 sq.ft. above grade and a layout that effortlessly blends comfort & functionality. With a spacious kitchen, dining area, living room, family room & main floor den/bedroom, there's room for everyone to live, work, and entertain in style. The upgraded kitchen, newly refinished hardwood floors, vinyl windows, upgraded shingles, & high-efficiency furnace offer peace of mind & modern comfort. Upstairs, the primary suite features a custom tiled shower ensuite, complemented by two additional bedrooms & a full bath. The finished basement is a cozy retreat with a full bath & dry sauna. Stay cool with central A/C, and enjoy the convenience of an attached double garage with interior access. The beautifully landscaped backyard includes a 14'x20' patio, BBQ gas line, and lush garden oasis—perfect for relaxing or entertaining. Close to schools, Century Park LRT, shopping, and transit—this home truly has it all! A Gem!

Built in 1976

Essential Information

MLS® # E4427495

Price \$524,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,803 |
| Acres | 0.00 |
| Year Built | 1976 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2415 117 Street |
| Area | Edmonton |
| Subdivision | Blue Quill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 3R4 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Patio, Sauna; Swirlpool; Steam, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------|
| Elementary | Sweet Grass School |
| Middle | Vernon Barford School |
| High | Harry Ainlay School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 16 |

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Listing information last updated on April 5th, 2025 at 6:17am MDT