

\$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. Huge fully fenced backyard w/vinyl fencing & fire-pit. Shed is 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



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	12
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 19th, 2025 at 2:02am MDT