

# \$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



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