

## \$424,900 - 13212 117 Street, Edmonton

MLS® #E4446103

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,282 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Immaculately maintained bungalow with 2 GARAGES, one Double and one Single - in a prime location—just a short walk from Grand Trunk Fitness Centre, excellent shopping, and transit! This spacious home offers 3 + 3 bedrooms and a separate side entrance and basement bathroom, ideal for a potential future basement suite. You™ll love the charm and functionality of the classic built-ins in the dining room and the peace of mind that comes with numerous updates like a newer roof, furnace, hot water tank, wall oven, and fence! Pride of ownership shows through even outside, there™s room to entertain and play in the huge well-maintained yard! A perfect blend of space, style, and location—this one has it all! (Some pictures have been virtually staged)

Built in 1964

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446103  |
| Price          | \$424,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,282     |
| Acres          | 0.00      |
| Year Built     | 1964      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13212 117 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5K2          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, No Animal Home, No Smoking Home  |
| Parking Spaces | 6   |
| Parking        | 2 Outdoor Stalls, Double Garage Detached, Over Sized, RV Parking, Single Garage Detached, See Remarks |

### Interior

|              |   |
|--------------|---|
| Appliances   | Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Kensington      |
| Middle     | Rosslyn School  |
| High       | Queen Elizabeth |

**Additional Information**

Date Listed                July 5th, 2025  
Days on Market        13  
Zoning                    Zone 01

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