

## \$575,000 - 10950 117 Street, Edmonton

MLS® #E4445821

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Step into a home that's been loved, lived in, and thoughtfully updated over time. On a generous 47 x 150 ft lot (7,050 sq ft), this 4-bedroom, 3-bath home offers over 2,600 sq ft of finished space and the kind of backyard that rarely comes with city living. Picture mornings in the sun-filled kitchen with in-floor tile heat, coffee on the brick patio, and evenings around the fire pit. Raised planters overflow with perennials, and underground sprinklers keep it all lush with ease. Inside, the chef's kitchen has quartz counters built to last, and the engineered flooring in the living room adds warmth and durability. Downstairs, a bright basement with huge windows offers storage, laundry, and space to grow. The oversized 1.5 garage fits your truck, your gear, and has the power (60 amps!) for your next project. With a new furnace and A/C (2022), updated electrical, full elastomeric waterproofing, a refreshed mudroom, and more, this is a home that's ready to live in.

Built in 1951

### Essential Information

MLS® #	E4445821
Price	\$575,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10950 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3N6

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, R.V. Storage, Sprinkler Sys-Underground, Vinyl Windows, Wall Unit-Built-In
Parking	220 Volt Wiring, Heated, Insulated, Over Sized, Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Subdividable Lot

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Zone 08

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