# \$499,750 - 10966 117 Street, Edmonton

MLS® #E4438090

#### \$499,750

4 Bedroom, 2.00 Bathroom, 986 sqft Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Prepare to be delighted by this absolute gem in the up-and-coming neighborhood of Queen Mary Park, beautifully updated and maintained- with a fully LEGAL suite! Step into the bright and spacious main floor suite, offering two bedrooms, an updated 4pc bathroom, inviting living room and dining room, and a bright kitchen with quartz countertops and new vinyl plank flooring. The large utility room in the basement serves as the laundry room (with sink!) for the main floor. The legal basement suite is a star on its ownâ€"offering a smart layout with two bedrooms, stacked in-suite laundry, 4pc bathroom, and a gorgeous eat-in kitchen. The yard is a special oasis with multiple patios for entertaining, large garden, and detached double garage. Nestled on a quiet, picturesque street in best part of Queen Mary Park, this property has serious curb appeal. Recent upgrades include AC (2022), 75 gal HWT (2021) Cedar fence (2022). A wonderful opportunity for families, young professionals and investors alike.

Built in 1951

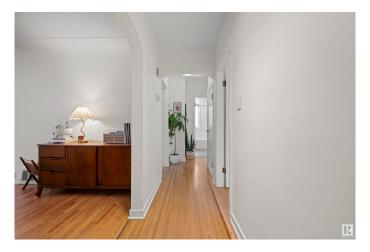
# **Essential Information**

MLS® # E4438090 Price \$499,750

Bedrooms 4







Bathrooms 2.00

Full Baths 2

Square Footage 986

Acres 0.00

Year Built 1951

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 10966 117 Street

Area Edmonton

Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 3N6

#### **Amenities**

Amenities Air Conditioner, Patio, Vinyl Windows

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Appliances Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer,

Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood

Fan-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary JohnAMcDgall/St.Catherine Middle SpruceAvenue/St.Catherine

High Victoria, St.Joseph

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 72

Zoning Zone 08

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 August 3rd, 2025 at 1:47pm MDT