

\$315,000 - 12308 117 Avenue, Edmonton

MLS® #E4439826

\$315,000

2 Bedroom, 3.50 Bathroom, 1,174 sqft
Condo / Townhouse on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Assumable low interest mortgage! Affordable & Fully Finished! This well-maintained 4-plex unit offers 2 spacious bedrooms, 3.5 bathrooms, and a bright, cozy living room with south-facing windows that fill the space with natural light. The kitchen features maple cabinetry, stainless steel appliances (including a new dishwasher), and a sunny dining nook with two windows. Just off the kitchen, step out onto a small freshly painted deck leading to the shared yard. A convenient half bath completes the main floor. Wrought iron railings lead upstairs to a versatile loft/den and two generous bedrooms. The primary suite includes a walk-in closet, bay window, and 4-piece ensuite. The finished basement offers a large family room, 3-piece bath, laundry, mechanical room (with a newer hot water tank), and lots of storage. Includes a titled detached single garage. Excellent central location—just 10 minutes to the U of A, Downtown, NAIT, and the River Valley. Great value—don't miss it!

Built in 2006

Essential Information

MLS® #	E4439826
Price	\$315,000
Bedrooms	2



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,174
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	12308 117 Avenue
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0N2

Amenities

Amenities	Deck, Vinyl Windows
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 1st, 2025
Days on Market 63
Zoning Zone 07
Condo Fee \$252

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