

\$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 2
Zoning Zone 01

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