

## \$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        3  
Zoning                    Zone 01

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Listing information last updated on July 8th, 2025 at 5:17pm MDT