

## \$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	45
Zoning	Zone 08

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Listing information last updated on July 7th, 2025 at 8:47pm MDT