

## \$575,000 - 10950 117 Street, Edmonton

MLS® #E4445821

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Over \$200K invested in renovations that make this home move-in ready, inside, outside, and underground. Located on a quiet street just half a block from the spray park and dog park, with a backyard built for summer: underground sprinklers, raised planters, shaded pergola and a brick patio. Elastomeric membrane \$50K weeping tile, rigid insulation, acrylic stucco, parging. Concrete (side/back) ~10 yrs. Fence ~10 yrs. Durabuilt windows w/ Hardie trim. 100 amp panel, backflow valve. In-floor heat (kitchen + basement bath). Refinished hardwood (up), engineered flooring (main). Kitchen ~15 yrs, quartz counters. Renovated main + basement baths, updated toilet/sink upstairs. Mudroom (2 yrs): new door, window, plumbing, electrical. Bright basement (10 yrs) w/ egress windows, tons of storage, space for 5th bed. Furnace/AC 2022. Custom blinds. Heated 1.5 garage: 60 amp panel, app-controlled heat, new doors, drywall, extra outlets. Fits Ram 1500 inside. Big updates done. Comfortable and built to last.

Built in 1951

### Essential Information

MLS® # E4445821

Price \$575,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	10950 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3N6

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, R.V. Storage, Sprinkler Sys-Underground, Vinyl Windows, Wall Unit-Built-In
Parking Spaces	8
Parking	220 Volt Wiring, Heated, Insulated, Over Sized, RV Parking, Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	Zone 08

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