

## \$499,000 - 10966 117 Street, Edmonton

MLS® #E4454406

**\$499,000**

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 own—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® # E4454406

Price \$499,000

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    | August 22nd, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 08           |

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Listing information last updated on August 23rd, 2025 at 2:32pm MDT