

## \$509,900 - 12204 117 Avenue, Edmonton

MLS® #E4456803

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,942 sqft

Condo / Townhouse on 0.00 Acres

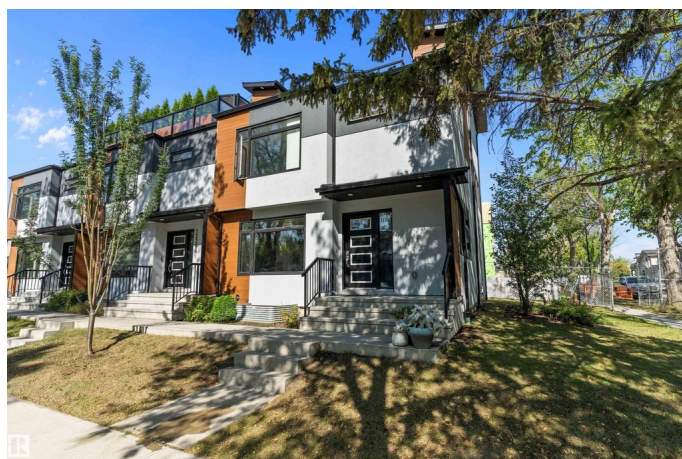
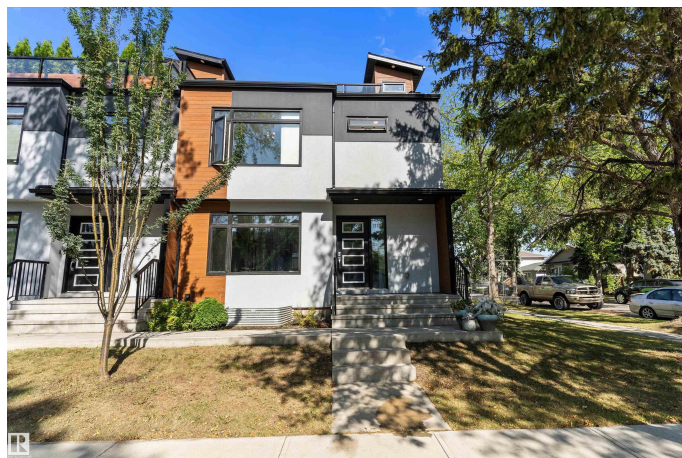
Inglewood (Edmonton), Edmonton, AB

Modern 3-storey triplex townhouse in Inglewood offering 4 bedrooms, 3.5 baths, and almost 2,000 sq. ft. of living space with garage parking. Steps from the 124 St Arts District and U of A trails, this home blends style and location. Enjoy a private rooftop terrace with stunning city views and a loft with wet bar—perfect for entertaining. The open-concept main floor features a chef's kitchen with high-end appliances, granite & quartz counters, large eating bar, and bright dining and family rooms. Upstairs offers 3 bedrooms, a 5-pc bath, laundry, and a primary suite with 4-pc ensuite and walk-in closet. The finished basement adds a bedroom and 3-pc bath, ideal for guests or a home office. All furniture and household items included, making this a true turn-key, move-in ready home. Don't miss this rare opportunity in one of Edmonton's most desirable infill communities!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456803  |
| Price      | \$509,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,942             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12204 117 Avenue     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0C3              |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Ceiling 9 ft., Patio, Secured Parking, Storage-In-Suite |
| Parking   | Single Garage Detached                                  |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                       |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                            |
| Exterior Features | Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Metal, Stucco                                                                            |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 48                  |
| Zoning         | Zone 07             |
| Condo Fee      | \$200               |

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Listing information last updated on October 25th, 2025 at 10:17pm MDT